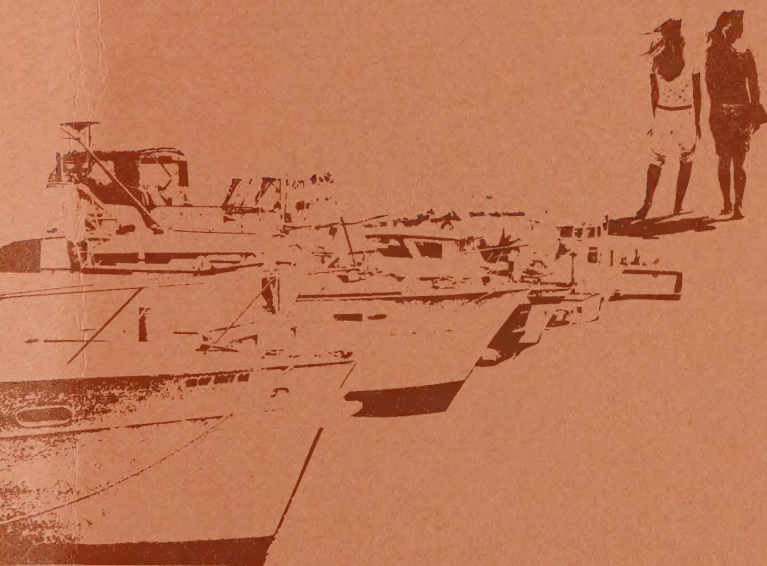


ND



HUNTINGTON BEACH GENERAL PLAN

adopted December, 1976
amended through
March, 1979



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BRUCE GREER
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PRIM SHEA
JOHN STERN
GRACE H. WINCHELL

HUNTINGTON BEACH GENERAL PLAN December, 1976

This report is the official general plan document and supersedes all previous drafts. This report was officially adopted by the City Council and Planning Commission, as revised, and incorporates all changes adopted through March, 1979.



RESOLUTION NO. 4368

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF HUNTINGTON BEACH ADOPTING GENERAL PLAN
AMENDMENT NO. 76-3

WHEREAS, the City Council of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives, and

Amendment to the nine state-mandated General Plan Elements [Land Use, Open Space/Conservation (combined), Seismic-Safety (combined), Noise, Circulation, Scenic Highways, and Housing] is necessary to accomplish refinement of the General Plan, and

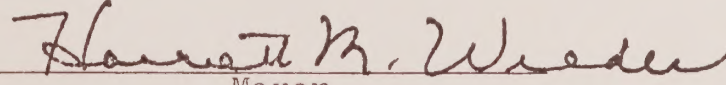
General Plan Amendment No. 76-3 constitutes an updated General Plan for the City of Huntington Beach consisting of the nine mandatory elements, and

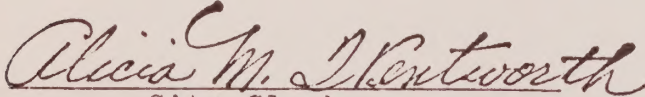
A public hearing on adoption of said amendment was duly conducted before the Planning Commission and approved by a majority of the voting members of the Commission. Thereafter, the City Council on December 6, 1976, after giving notice as prescribed by Government Code Section 65355, held a public hearing to consider General Plan Amendment No. 76-3, and at said hearing all persons desiring to be heard on said amendment were heard,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Huntington Beach hereby adopts Amendment No. 76-3 to the General Plan of the City of Huntington Beach.

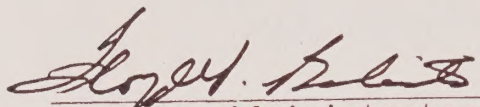
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 6th day of December, 1976.

ATTEST:


Mayor

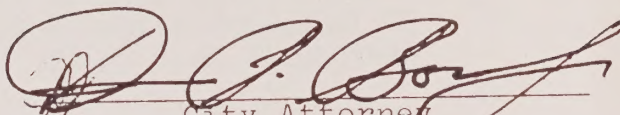

City Clerk

REVIEWED AND APPROVED:



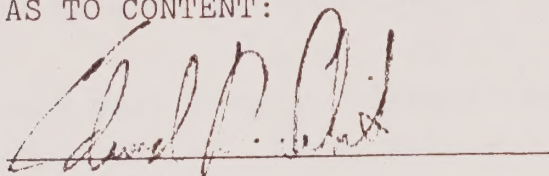
City Administrator

APPROVED AS TO FORM:



City Attorney

INITIATED AND APPROVED
AS TO CONTENT:



NO FISCAL IMPACT _____

FISCAL IMPACT -- BUDGETED _____

FISCAL IMPACT -- NOT BUDGETED _____

REQUIRES FINANCIAL IMPACT REPORT _____

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council at a regular _____ meeting thereof held on the 6th day of December, 1976, by the following vote:

AYES: Councilmen:

Bartlett, Pattinson, Coen, Siebert, Shenkman, Wieder

NOES: Councilmen:

None

ABSENT: Councilmen:

Gibbs

Alicia M. Wentworth

City Clerk and ex-officio Clerk
of the City Council of the City
of Huntington Beach, California

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very important document, as it contains the President's views on the state of the Union and the progress of the war. The letter is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

2. The second part of the document is a report from the Secretary of the War Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the war and the progress of the military operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

3. The third part of the document is a report from the Secretary of the Navy Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the navy and the progress of the naval operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

4. The fourth part of the document is a report from the Secretary of the Treasury Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the treasury and the progress of the financial operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

5. The fifth part of the document is a report from the Secretary of the Interior Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the interior and the progress of the land operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

6. The sixth part of the document is a report from the Secretary of the War Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the war and the progress of the military operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

7. The seventh part of the document is a report from the Secretary of the Navy Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the navy and the progress of the naval operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

8. The eighth part of the document is a report from the Secretary of the Treasury Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the treasury and the progress of the financial operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

9. The ninth part of the document is a report from the Secretary of the Interior Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the interior and the progress of the land operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

10. The tenth part of the document is a report from the Secretary of the War Department, dated January 10, 1862. It is a very important document, as it contains the Secretary's views on the state of the war and the progress of the military operations. The report is written in a very formal and dignified style, and it is one of the most important documents of the Civil War era.

RESOLUTION NO. 1187

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF HUNTINGTON BEACH ADOPTING
AMENDMENT TO THE GENERAL PLAN 76-3

WHEREAS, the Planning Commission of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives, and

WHEREAS, amendment to the nine State-mandated General Plan Elements [Land Use, Open Space/Conservation (combined), Seismic-Safety (combined), Noise, Circulation, Scenic Highways, and Housing] is necessary to accomplish refinement of the General Plan, and

WHEREAS, Amendment to the General Plan 76-3 constitutes an updated General Plan for the City of Huntington Beach consisting of the nine mandatory elements, and

WHEREAS, a public hearing on adoption of said amendment was held by the City Planning Commission on November 16, 1976, in accordance with provisions of the State Government Code,

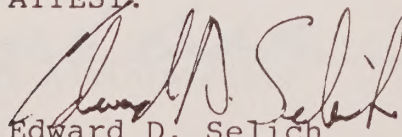
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Huntington Beach hereby adopts said amendment to the General Plan of the City of Huntington Beach.

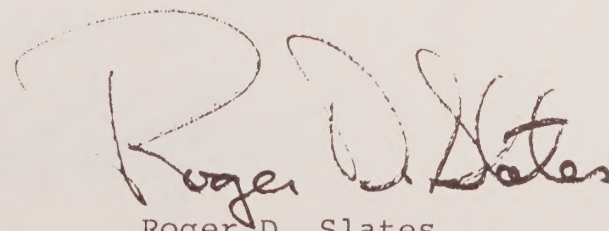
BE IT FURTHER RESOLVED, that said amendment to the General Plan of the City of Huntington Beach is recommended for adoption by the City Council of the City of Huntington Beach.

PASSED AND ADOPTED by the Planning Commission of the City of Huntington Beach, California on the 16th day of November, 1976, by the following roll call vote:

AYES: Finley, Gibson, Slates, Shea, Newman, Boyle
NOES: None
ABSENT: Parkinson
ABSTAIN: None

ATTEST:


Edward D. Selich
Acting Director


Roger D. Slates
Chairman



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RESOLUTION NO. 4369

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH DIRECTING THE PLANNING DEPARTMENT STAFF TO REPORT BACK TO THE CITY COUNCIL ON OR BEFORE JULY 1977 WITH THE NEXT UPDATE OF THE NINE STATE-MANDATED GENERAL PLAN ELEMENTS

WHEREAS, the City Council of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives; and

The City Council intends to maintain a viable General Plan which reflects the current and realistic goals of the community; and

Further update and refinement of the General Plan between now and July 1977 will provide additional opportunity to generate increased citizen participation in the planning process,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach that on or before July 1977 is hereby established as the tentative date for the further update and refinement of the nine state-mandated General Plan elements.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 6th day of December, 1976.

ATTEST:


Mayor


City Clerk

REVIEWED AND APPROVED:

APPROVED AS TO FORM:


City Administrator


City Attorney

INITIATED AND APPROVED
AS TO CONTENT:

Charles D. Schult

NO FISCAL IMPACT ☒

FISCAL IMPACT -- BUDGETED _____

FISCAL IMPACT -- NOT BUDGETED _____

REQUIRES FINANCIAL IMPACT REPORT _____

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council at a regular _____ meeting thereof held on the 6th day of December, 1976, by the following vote:

AYES: Councilmen:

Bartlett, Pattinson, Coen, Siebert, Shenkman, Wieder

NOES: Councilmen:

None

ABSENT: Councilmen:

Gibbs

Alicia M. Wentworth

City Clerk and ex-officio Clerk
of the City Council of the City
of Huntington Beach, California

RESOLUTION NO. 1188

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH DIRECTING THE PLANNING STAFF TO REPORT BACK TO THE PLANNING COMMISSION ON OR BEFORE JULY, 1977 WITH THE NEXT UPDATE OF THE NINE STATE-MANDATED GENERAL PLAN ELEMENTS.

WHEREAS, the Planning Commission of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives, and

WHEREAS, the Planning Commission intends to maintain a viable General Plan which reflects the current and realistic goals of the community, and

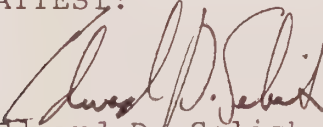
WHEREAS, further update and refinement of the General Plan document between now and July, 1977 will provide additional opportunity to generate further citizen participation in the planning process.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby establishes on or before July, 1977 as the tentative date for the further update and refinement of the nine state-mandated General Plan Elements.

PASSED AND ADOPTED by the Planning Commission of the City of Huntington Beach, California, on the 16th day of November, 1976, by the following roll call vote:

AYES: Finley, Gibson, Slates, Shea, Newman, Boyle
NOES: None
ABSENT: Parkinson
ABSTAIN: None

ATTEST:


Edward D. Selich
Acting Director



Roger D. Slates
Chairman

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	What is a General Plan?	2
1.2	Regional and Local Context	3
1.3	Legal Parameters	3
1.4	Planning History	6
1.5	Approach	8
2.0	POLICIES FOR ENVIRONMENT AND RESOURCES	9
2.1	Open Space and Conservation Element	10
2.2	Seismic-Safety Element	22
2.3	Noise Element	38
3.0	POLICIES FOR DEVELOPMENT	45
3.1	Circulation Element	45
3.2	Scenic Highways Element	56
3.3	Housing Element	69
3.4	Land Use Element	74
4.0	ZONING AND GENERAL PLAN CONSISTENCY	101
4.1	Zoning Consistency with the Elements of the General Plan	102
4.2	Finding of Consistency	102
5.0	AMENDING THE GENERAL PLAN	103
5.1	General Plan Amendment Procedure	103
5.2	Timing of General Plan Amendments	106

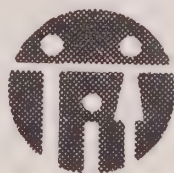


TABLE OF FIGURES

Number

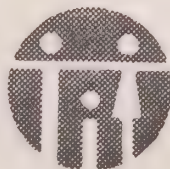
- 1-1 Planning Area
- 1-2 Vicinity Map
- 1-3 Components of the Comprehensive General Plan

- 2-1 Priority Open Space Areas
- 2-2 Resource Conservation Priority Areas
- 2-3 Open Space and Conservation Plan
- 2-4 Fault and Geologic Conditions
- 2-5 Geotechnical Land Use Capability
- 2-6 Special Flood Hazard Areas
- 2-7 Earthquake Hazard Special Study Zone
- 2-8 Maximum Noise Levels
- 2-9 Ground Transportation
Noise Exposure Contours 1974
- 2-10 Meadowlark Airport CNEL 60, 65, and 70 Noise Contours
- 2-11 Ground Transportation
Noise Exposure 1990

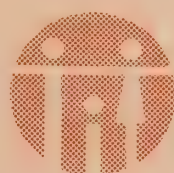
- 3-1 Traffic Flow Map and Deficient Streets
- 3-2 O.C.T.D. Bus Routes
- 3-3 Park and Ride/Freeway Bus System
- 3-4 Huntington Harbour Waterways
- 3-5 Heliports and Helistops Within the City of Huntington Beach
- 3-6 Circulation Plan of Arterial Streets and Highways
- 3-7 Summary of Changes to the Master Plan of Arterial Streets
and Highways
- 3-8 Scenic Routes
- 3-9 Landscape Corridors
- 3-10 Criteria for Commercial Uses
- 3-11 Criteria for Institutional Uses
- 3-12 Criteria for Open Space Uses
- 3-13 Land Use Diagram
- 3-14 General Location of Community Facilities
- 3-15 Criteria for Determining Land Use Designations
- 3-16 Land Use Element Statistical Summary

- 4-1 Zoning and General Plan Consistency Matrix

- 5-1 General Plan Amendment Procedure



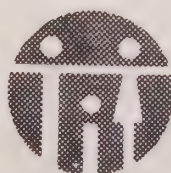
section 1
introduction



1.0

INTRODUCTION

The General Plan is a comprehensive, long-range policy guide to promote efficient and desirable community growth. It is, in effect, a constitution for the physical development of a city. That the General Plan reflect the desires of the community is vitally important. The following sections contained within this document are devoted to the "General Plan," presenting a definition in broad terms and then relating the General Plan to the specific problems and opportunities for the Huntington Beach Community.



1.1 What is a General Plan?

A General Plan is a comprehensive, long-range policy guide designed to promote efficient and desirable community growth. Its definitive policies are enacted through daily operation of local planning agencies. All General Plans, regardless of the location of the planning area, have certain common characteristics:

1. A General Plan should be long range - the plan should be forward-looking and attempt to provide for the future needs of the community.
2. A General Plan should be comprehensive - the plan should recognize and define its relationships with all significant factors that affect the development of the community (physical and nonphysical, local and regional).
3. A General Plan should be general - the plan should focus on the main issues, the "big ideas", and should not include any details that will tend to obscure or detract attention from the major policies and proposals. (The General Plan is distinguished from specific implementation techniques such as the zoning ordinance, subdivision regulations, and the capital improvements priority and financing programs.)

A General Plan has five basic uses for a community like Huntington Beach:

1. Policy Determination - permits the evaluation of a definite set of policies to govern future development of the City, and a general physical design for the City.
2. Policy Effectuation - provides for the evaluation of specific projects in terms of a definite framework for long-range development of the City.
3. Communication - permits the communication of the City's long-range policies to the business community and the public; encourages constructive debate and stimulates political action.
4. Conveyance of Advice - allows the City Planning Commission and other advisory boards to make recommendations to the City Council concerning development of the City in a coherent, unified form.
5. Education - facilitates the education of government officials and the community regarding the problems and opportunities of Huntington Beach (physical, economic, environmental, and social).



1.2 Regional and Local Context

The Planning Area consists of incorporated Huntington Beach, the territory between the City limits and the center line of the Santa Ana River, and the unincorporated Bolsa Chica and Sunset Beach vicinity (Figures 1-1 and 1-2). Encompassing approximately 19,000 acres, the planning area is located along the coast of Southern California in the County of Orange. Existing development pressures within the planning area can be attributed to the central location within the Los Angeles - San Diego urbanizing corridor and the coastal orientation.

1.3 Legal Parameters

The California Government Code requires that all City and County General Plans contain nine elements: Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways, and Safety. State requirements for a General Plan date back to 1955 when California State Law required that a General Plan consist of a Land Use Element and a Circulation Element. In 1965, these mandatory elements were specifically defined. A Land Use Element was to designate "the proposed general distribution and general location and extent of the uses of land for housing, business, industry, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of land."¹ A Circulation Element was to consist of the "general location and extent of the existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities."²

In 1969, the law was amended to include a Housing Element as a mandatory part of the General Plan. This element was to consist of "standards and principles for the improvement of housing and the provision of adequate sites for housing."³

General Plan law was amended again in 1970 when a Conservation Element "for the conservation, development and utilization of natural resources"⁴ and an Open Space Element "for the comprehensive and long-range preservation and conservation of open space land"⁵ were added to the growing list of compulsory plans. Reflecting an ever-increasing concern for environmental quality, requirements for a Seismic Safety Element consisting of an "ident-

¹Section 65302 (a), California Government Code.

²Section 65302 (b), California Government Code.

³Section 65302 (c), California Government Code.

⁴Section 65302 (d), California Government Code.

⁵Section 65560, California Government Code.



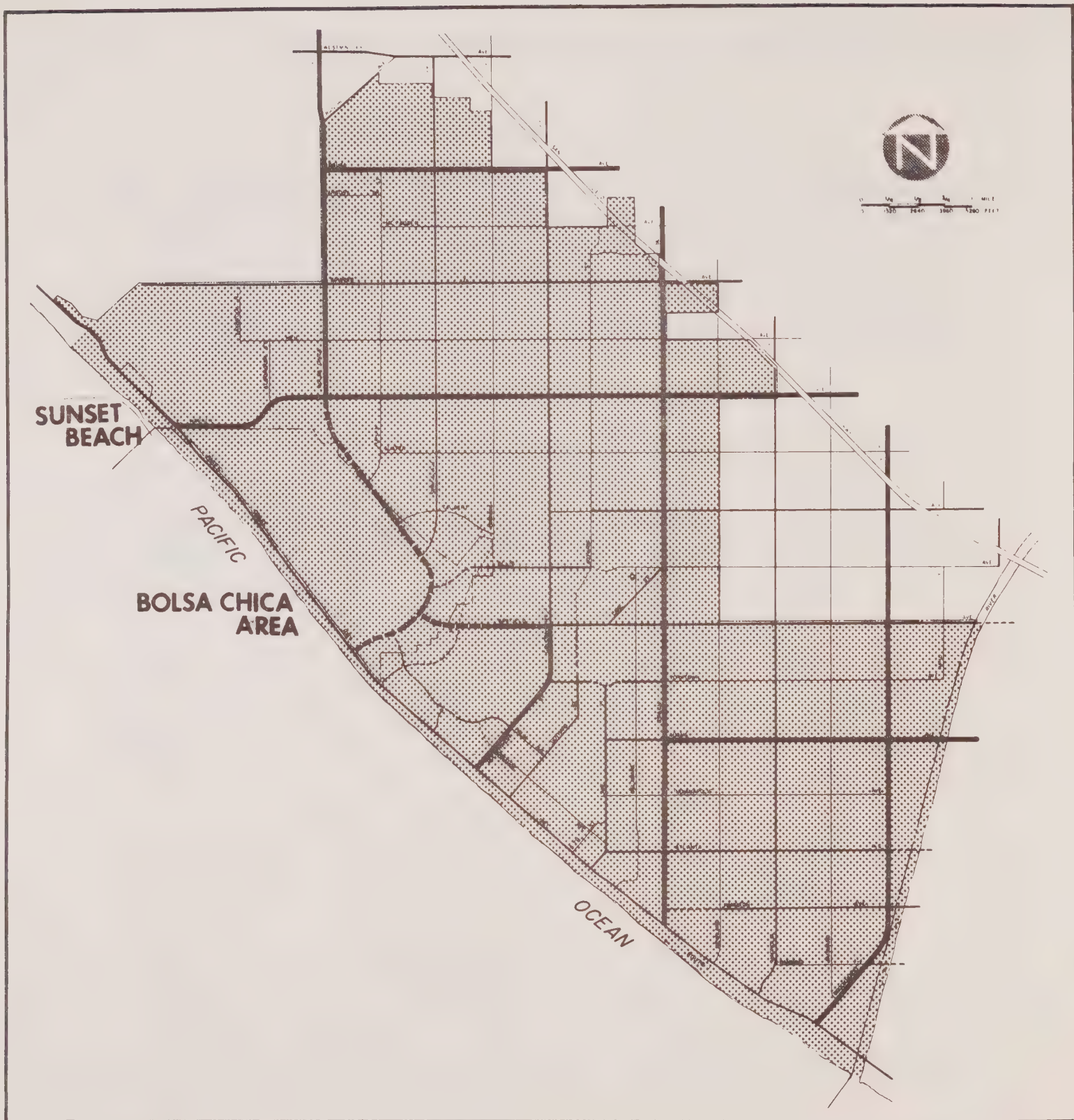


FIGURE 1-1



PLANNING AREA

huntington beach planning department



VICINITY MAP

huntington beach planning department

ification and appraisal of seismic hazards,"⁶ a Noise Element (S. 65302(g)), and a Scenic Highways Element (S.65302(h)) were added to state law in 1971. A Safety Element (S.65302.1) became mandatory in 1973. Thusly, the purpose of the General Plan grew from a statement of proposed future land use to an in-depth investigation and analysis of physical and environmental relationships within the planning area culminating in a comprehensive design for tomorrow.

1.4 Planning History

The General Plan is the culmination of considerable effort by local citizens and City Staff. The foundation for the General Plan was created through the adoption of the Policy Plan in September, 1973. That plan, prepared by a Council-appointed citizens advisory committee under the direction of the Planning Department, assessed community goals and desires in three major areas of citizen concern: development, environment and resources, society and culture. The Policy Plan is critical to a comprehensive General Plan for Huntington Beach as it provides the citizen input so necessary for a workable planning program.

Direction for the General Plan was further defined by the Growth Policy Study, prepared by Planning Department Staff in October, 1973. This report evaluated a series of growth policy alternatives in terms of population rate, size, and distribution, and established the framework for a more specific analysis of growth policy in subsequent General Plan background reports. The relationship among the Policy Plan, the Growth Policy, and the General Plan Elements is illustrated in Figure 1-3.

To date, the City has adopted at least preliminary versions of most of the nine mandatory elements with the intention of developing more definitive plans. These adopted documents include: the Phase 1 Housing Element, Phase 1 Land Use Element and amendments, Master Plan of Arterial Streets and Highways, and the Phase 1 Open Space and Conservation Element. A Seismic-Safety Element (combined into one) has also been adopted.

During the past year, work on the comprehensive General Plan by Planning Department Staff has stressed completion of the following General Plan background reports:

⁶Section 65302 (f) California Government Code.



COMPONENTS OF THE
COMPREHENSIVE GENERAL PLAN

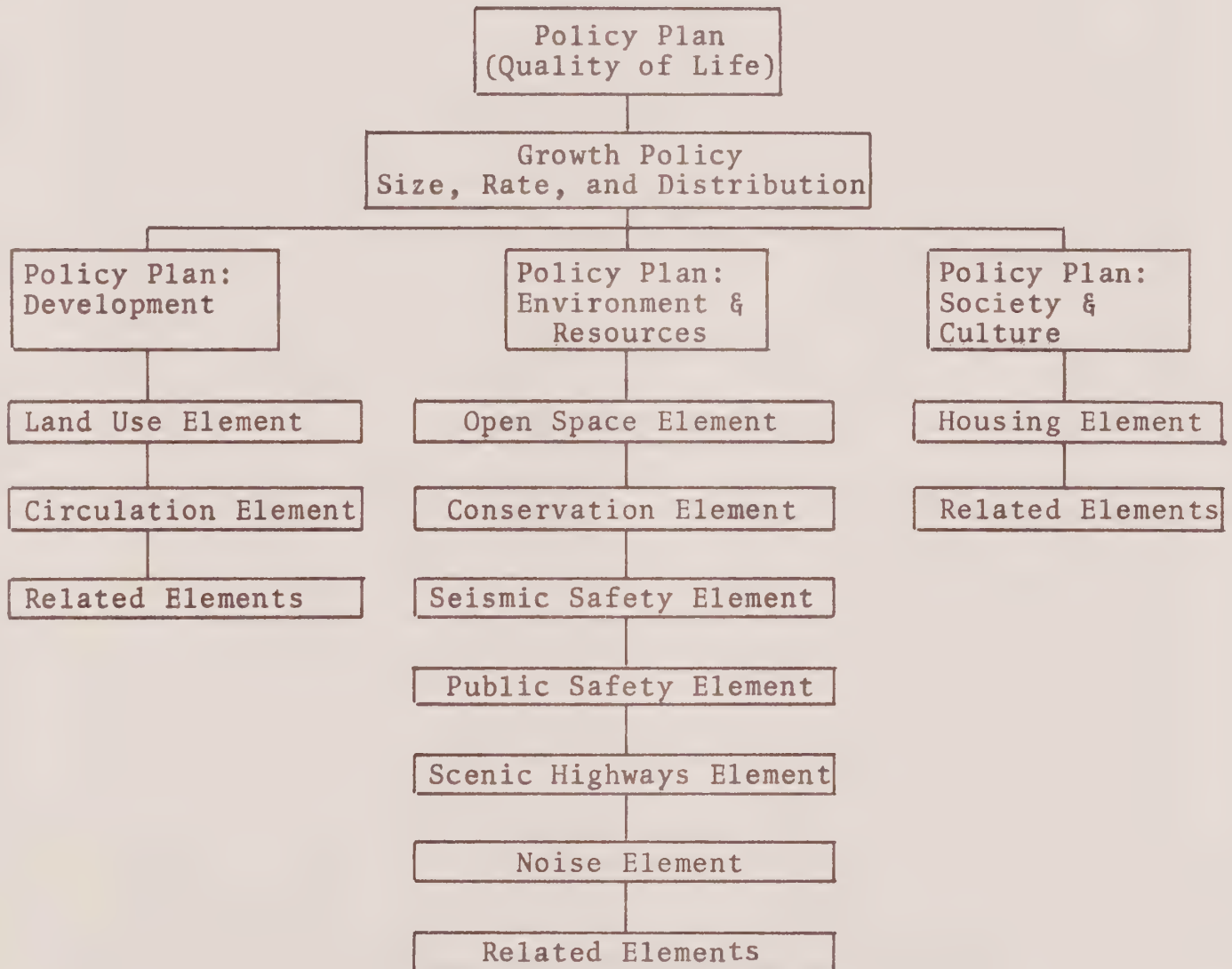


Figure 1-3



1.5 Approach

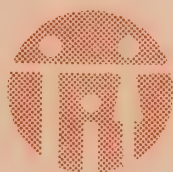
The General Plan presents the nine mandatory General Plan Elements in an interrelated format to facilitate comprehensive review of the entire General Plan. When adopted, this document will serve as a systematic guide for the future development of Huntington Beach through 1990.

The elements are divided into two broad categories created in line with the framework for the General Plan established by the Policy Plan. The first category entitled "Environment and Resources" presents the General Plan Elements which relate to the environmental character of the community - Open Space and Conservation, (combined), Seismic-Safety (also combined), and Noise. The category entitled "Development" presents the General Plan Elements which relate to the physical character of the community - Land Use, Circulation, Scenic Highways, and Housing. Sections 2 and 3 of this report are devoted to a discussion of the "Environment and Resources" and "Development" categories - pertinent issues, goals, objectives, and policies; and the plan. All General Plan Elements are in compliance with the CIR (Council on Intergovernmental Relations) guidelines for preparation of the Elements.

Criteria and procedures for determining consistency of the General Plan are presented in Section 4. Section 5 deals with procedures for amending the General Plan, limited by law to three times during a one-year period.



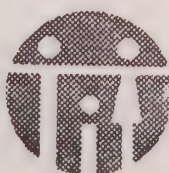
section 2
policies for
environment and
resources



2.0

POLICIES FOR ENVIRONMENT AND RESOURCES

In the adopted Policy Plan, "Environment and Resources" was one of three major headings under which guiding policies for future development were organized. The underlying theme of the policies for "Environment and Resources" was to capitalize on the environmental potential of the City, to make the best of the City's resources. The General Plan Elements presented in this section of the General Plan document (Open Space and Conservation, Seismic-Safety, and Noise), as a group, are designed to protect and enhance these community resources by setting forth long-range policies and programs which focus on the environmental amenities and environmental health of Huntington Beach. With this in mind, a discussion of the relevant General Plan Elements can begin.



2.1 Open Space and Conservation Element

The Open Space and Conservation Element focuses on the preservation of open space and the conservation of resources within the Huntington Beach sphere of influence. The objective is to conserve open space in adequate amounts to preserve the environmental amenities which embody the quality of life in Huntington Beach. Toward this end, an open space and conservation plan will be implemented over the coming years through a program combining public ownership with open space and conservation ordinances. Such a plan would accomplish the City's environmental objectives by utilizing all its authorized powers instead of placing the total burden for environmental protection on the municipal treasury and the taxpayer.

2.1.1 Issues

There are several issues which must be addressed by the Open Space and Conservation Element for Huntington Beach:

- a. The future of the natural environment in an urban society.
- b. The urgent demands of imperiled resources.
- c. The coexistence of man and nature--integrating the urban and the natural environments.
- d. Open space as a vital factor in the general well-being and economic potential of the City.
- e. Non-development of certain property as the highest and best use.
- f. How much open space to preserve based on economic feasibility and the physical and psychological needs of the community.
- g. Costs versus benefits of open space and resource preservation.
- h. Effectiveness of the existing parks program in satisfying the needs and desires of residents.

2.1.2 Goals, Objectives, and Policies

Goals, objectives, and policies have been formulated to provide basic guiding principles for future growth in open space and conservation resource areas. Generally, the goals, objectives, and policies which follow reflect the statements in the adopted Policy Plan as it relates



to open space and conservation planning for the City's resources: land, water, air, biological, and cultural.

2.1.2.1 Land Resources

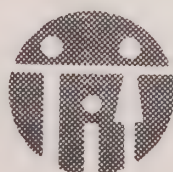
To conserve land resources which enhance the physical, social, and economic life style of the area by:

1. preserving and protecting outstanding geographical and topographical features;
2. developing the shoreline as a unique, irreplaceable, regional recreational asset;
3. encouraging beautification of oil-producing areas and restoration of non-productive oil land;
4. maximizing the outdoor and environmental potential of the City by providing comprehensive, coordinated recreation, parks and open space programs that fulfill the needs of all segments of the community; and
5. seeking joint participation, in all resource categories, among all levels of government, private citizens, and involved agencies and organizations.

2.1.2.2 Water Resources

To achieve wise management and well-planned utilization of the area's water resources by:

1. preserving the ocean and shoreline as a recreational and physical resource;
2. cooperating in the implementation of a greenbelt plan for the Santa Ana River;
3. promoting the preservation of the area's marshes and lakes;
4. participating jointly with involved agencies to develop flood plain regulations;
5. encouraging water conservation, reclamation, and desalinization; and
6. protecting the area's water resources - domestic supply, ocean and harbor areas, marshlands, lakes - from pollution.



2.1.2.3 Air Resources

To preserve and promote clean air and a quiet environment by:

1. cooperating in local, state, and national efforts to improve air quality;
2. encouraging research into smog prevention techniques; and
3. preventing excessive noise intrusion.

2.1.2.4 Biological Resources

To insure the continued existence of distinctive biological resources contained within the boundaries of the Huntington Beach sphere of influence by:

1. preserving significant vegetation and wildlife habitat now existing in the Planning Area.

2.1.2.5 Cultural Resources

To create a productive harmony between man and his environment by:

1. preserving and protecting areas of significant historic, scenic, and archaeological value; and
2. developing and maintaining high standards of visual beauty within all areas of the City.

2.1.2.6 Objectives

The overall objective of the Open Space and Conservation Element, as previously stated, is to conserve open space in adequate amounts to preserve the environmental amenities which embody the quality of life in Huntington Beach. Underlying this overall objective are six additional objectives, more limited in scope, which spell out what the Open Space and Conservation Plan is designed to accomplish in more specific terms:

1. To identify vital open space areas, not already preserved through public ownership, where special attention and special open space plans should be directed.
2. To establish priorities for natural resources based on their endangeredness.



3. To protect fragile resources by reliance on ordinance as well as acquisition.
4. To maintain existing public recreation areas as permanent open space lands.
5. To expand the existing recreation system to prevent overuse of existing facilities.
6. To guide urban development to be harmonious with the natural environment, especially where scenic features or hazards to public safety exist.

2.1.3 Evaluation and Analysis of Resources

A major obligation of the Open Space and Conservation Element is to determine resources worthy of priority consideration. Such a task involves an inventory of resources within the City, evaluation of these resources to determine their potential for preservation or conservation, and finally, assigning priorities for the resources most important to the City's Open Space and Conservation Program.

An inventory of the City's resources and their open space/conservation potentials was accomplished with publication of the Open Space Potentials report (February, 1974) and the Conservation Potentials report (March, 1974) by Planning Department Staff. An evaluation of these same resources was contained in the two reports, resulting in the assignment of priorities. Figures 2-1 and 2-2 detail the priorities assigned to the City's open space and conservation resources based on previous planning activities and existing development pressures. (Refer to the Open Space Potentials and Conservation Potentials reports for information on the actual analysis of resources which led to the assignment of priorities.) These priorities give both scope and order to the environmental planning program by identifying the resources to be included in the program and allocating relative importance to each one. Organization of this information into a conceptual open space and conservation plan in line with the statement of goals and policies was then possible.

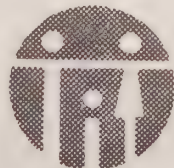


FIGURE 2-1

PRIORITY OPEN SPACE AREAS

First Priority Areas - Areas which represent the greatest potential for preservation as open space:

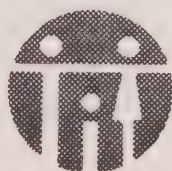
1. Beaches
2. Bolsa Chica (Marshlands and Bluffs)
3. Northwest Bolsa Chica
4. Huntington Central Park Area
5. Meadowlark

Second Priority Areas - Important open space resource areas which contain fewer resources or resources of less significance than the First Priority Areas:

6. Ocean
7. Santa Ana River
8. Beach - Adams Area
9. Santa Ana River Marsh

Third Priority Areas - Areas containing valuable assets (but of lesser significance) which should be incorporated into a comprehensive Open Space and Conservation Program:

10. Oil Production Areas
11. Flood Control Channels
12. Huntington Harbour
13. Existing Parks and Recreation Areas



RESOURCE CONSERVATION PRIORITY AREAS

<u>RESOURCE</u>	<u>CRITICAL AREAS</u>
<u>First Priority Areas</u>	
Shoreline	Stabilize erosion; improve recreation facilities; prevent blight and conflicting land uses.
Open Space	Secure permanent open space areas which maximize utilization and conservation of existing resources.
Marshes and Lakes	Prevent pollution; maximize recreation and scenic assets.
Parks	Continue park dedication and development program to meet human needs and enhance physical resources.
Seismic Hazards	Minimize risk to private and public sector.
Recreation Facilities	Maximize potential of existing recreation resources.
Historic/Archaeologic/ Paleontologic Sites	Protect valuable sites from thoughtless or unnecessary destruction; identify, analyze, and preserve valuable sites.
Flood Plains	Control drainage; minimize risk to private and public sectors.
Unique Topography	Preserve natural integrity of bluffs and other outstanding physical features.
<u>Second Priority Areas</u>	
Ocean	Improve quality by minimizing pollution from municipal and industrial wastes; maximize recreation benefits; protect valuable plant and animal inhabitants; enhance scenic values.
Wildlife	Where possible, prevent continued harassment of endangered species by encroaching urbanization.
Scenic Vistas	Prevent blight and obstruction.
Unique Vegetation	Prevent undue destruction of native or endangered species.
Mineral Resources	Encourage utilization of mineral wealth; prevent blight, pollution, and undue destruction of natural features.
Santa Ana River	Maximize recreation and scenic potential.
<u>Third Priority Areas</u>	
Air Quality	Minimize pollution; cooperate in regional, state, and national programs.



Figure 2-2

2.1.4 The Open Space and Conservation Plan

The Open Space and Conservation Plan provides for the conservation and preservation of natural resources, resources having intrinsic value for present and future generations. (See Figure 2-3.) The plan encompasses all existing and planned open space and conservation programs as well as several additional projects. To accomplish its objective, the plan depends upon the actions of other governmental jurisdictions and private developers in addition to actual City expenditures. Strict policies, regulations, and ordinances designed to incorporate conservation measures into day-to-day development activities will support the plan and thus mitigate the impacts of such developments on the environment.

The Open Space and Conservation Plan designates seven open space and conservation categories: scenic corridor, recreation area, resource preserve, neighborhood park, water area, resource production, and planned open space development.

Scenic Corridor: linear area protected from disharmonious development or preserved in a natural state; includes scenic roadways and open space greenbelts.

Recreation Area: applies to all public and private park and recreation areas that are community-wide or regional in nature. (Neighborhood parks are excluded from this category.) This classification is intended for large open areas and active recreation facilities.

Resource Preserve: applies to land set aside primarily for the protection of natural and cultural resources.

Neighborhood Park: applies to small, local open space areas designed for neighborhood use.

Water Area: applies to salt and fresh water areas considered for both conservation and recreation purposes.

Resource Production: applies to land primarily devoted to managed production of resources.

Planned Open Space Development: applies to special resource areas, permitting open space uses and other kinds of uses, including residential, which maximize open space benefits by incorporating natural resources into the development plan.



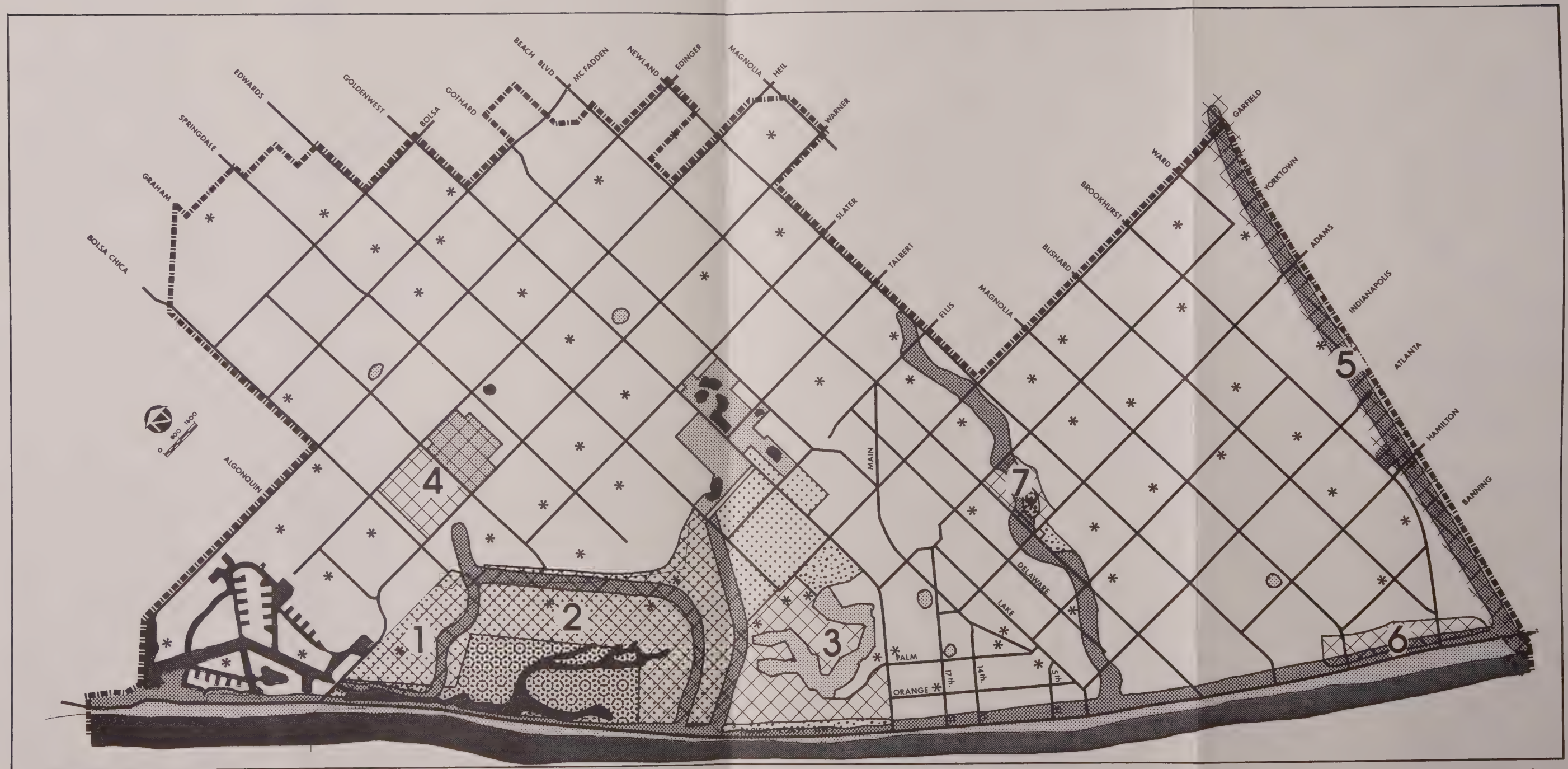
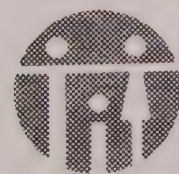


Figure 2-3



HUNTINGTON BEACH, CALIFORNIA
PLANNING DEPARTMENT

LEGEND

- | | | | |
|--|-------------------|--------------------------|------------------------|
| | Resource Preserve | | Resource Production |
| | Scenic Corridor | | Open Space Development |
| | Recreation Area | | Open Space Plan Area |
| | Neighborhood Park | (No. Indicates Priority) | |
| | Water Area | | Sphere of Influence |

OPEN SPACE AND CONSERVATION PLAN

The Open Space and Conservation Plan also identifies seven open space planning areas - vital open space areas not already preserved where special attention should be directed. Priorities have been established for the open space plan areas according to endangeredness.

High Priority: areas where valuable resources exist and development pressures are high, making expeditious planning important.

1. Northwest Bolsa Chica: includes the property in the Northwest Bolsa Chica between the bluffline and City limits. This property, under County jurisdiction, is presently used for agricultural purposes. It contains several valuable open space and conservation resources: the bluffs, tree stands, potential historical sites, archaeological sites, and scenic and mineral resources. Fault traces also exist here.

The Huntington Beach Planning Department is now in the process of initiating a pre-zone of ROS (01, 02) and LU-02. ROS stands for recreational open space. The suffix zones 01 and 02 indicate that a use is combined with oil production. LU represents limited use, a district which permits land uses of a temporary nature for the purpose of maintaining a low level of development. The LU-02 designation is being proposed for the area in the Bolsa Chica not owned or leased by the State. The ROS, ROS-01, and ROS-02 designations are being proposed for the property owned or leased by the State. A special open space plan for the Northwest Bolsa Chica is needed to insure that any development occurring in this location is in harmony with the natural environment.

2. Bolsa Chica: includes the property in the Bolsa Chica between the two bluff lines, excluding the property under State ownership or lease agreement. Contained within this planning area are numerous valuable and unique resources: wildlife habitat, distinctive vegetation, archaeological sites; scenic, historic, and mineral resources. It also suffers flood and seismic hazards. A special open space plan is needed to protect the valuable resources contained within this area.
3. Seacliff: includes the 600-acre Seacliff Planned Community and the bluff to the northwest, along the City boundary. Valuable resources exist in this location: archaeological sites, the bluffs, vista points, and mineral resources. Approximately 50% of this planning area is still vacant and requires an open space plan to guide future urban development to be in harmony with the natural environment.



4. Meadowlark: includes Meadowlark Golf Course, Meadowlark Airport, and surrounding property, much of which is vacant. The City now owns the golf course and some adjoining property. Pressures continue to grow for closing the airport, which could subsequently develop as residential under existing zoning. An open space plan is needed in this location to insure compatibility with the golf course - a recreational open space resource - and the other natural resources in the area (e.g., tree stands, archaeological sites, the bluffs).

Medium Priority: areas where development is foreseen, but one or both of the following conditions exist: development pressures are lower than the areas in the high priority category, and/or the resources contained within the area are not as significant.

5. Santa Ana River: includes the Santa Ana River channel and adjoining vacant land - the property at Brookhurst and Hamilton and the Edison easement. The river provides both water and scenic resources and is planned as a regional recreation corridor. Open space planning of this location will be phased according to existing pressures. Phase 1, in the short-term, will focus on the vacant property at Hamilton and Brookhurst, and the Edison easement. Phase 2, over the long-term, will focus on the river itself at a future time when the alterations of the Santa Ana River channel occur, a minimum of 10 years off.
6. Santa Ana River Marsh: includes the property at the mouth of the Santa Ana River now owned by the California Department of Transportation but anticipated for sale at some time in the future. This area provides unique vegetation, wildlife habitat, and scenic vistas. It also suffers flood and seismic hazards. City jurisdiction over this property is minimal. Nevertheless, special attention is needed in case recommendations for use are solicited.
7. Beach-Adams Area: includes the property at Beach and Adams harboring many important resources to be contained within an 18-acre park site and 10-acre flood retarding basin. These resources include historic and archaeological sites, the bluffs, marshlands, and tree stands. Fault traces also exist in this location. Special attention is required to ensure that development within the open space plan area blends harmoniously with the natural environment.



2.1.5 Implementation

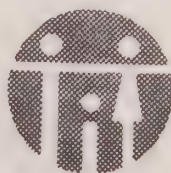
Opportunities for preserving open space and conserving resources are many and varied. This section of the General Plan presents an open space and conservation program employing the most feasible methods for Huntington Beach. The program combines regulatory tools and acquisition, stressing preservation of open space through regulation of development rather than through municipal ownership.

2.1.5.1 Open Space and Conservation Program

In keeping with the goals and policies statement, the following pages set forth a program to preserve local open space and conservation resources for future generations, resources that might otherwise be lost to urban development.

Preservation Through Regulation

1. Utilize development zoning (e.g. estate and cluster zoning) to preserve open space within private developments.
2. Utilize natural resource zoning to restrict development in hazard areas and areas used for production of resources.
3. Continue to impose subdivision controls through ordinance. Existing regulations govern:
 - a. Development layout
 - b. Public improvements
 - c. Park dedication and park fees
 - d. Landscaping
 - e. Grading
4. Regulate development in the interests of open space preservation through an Open Space Zoning Ordinance, governing development of areas specified in the Open Space and Conservation Plan (Figure 2-3). The ordinance could be broken down into three resource categories, establishing development standards and an overlay district for each. The categories are listed on the following page:



a. Natural Resource

Areas of severely restricted or no development. Resource areas within this category, as shown on the plan, are as follows:

- Water area
- Resource preserve
- Scenic corridor
- Resource production
- Archaeological sites
- Landmark sites.

b. Outdoor Recreation

Permanent open space lands, no development permitted:

- Water area
- Recreation area
- Neighborhood park.

c. Natural Hazard

Areas of restricted development due to the existence of natural hazards (e.g. earthquake, flood).

Preservation Through Acquisition

5. Continue to acquire open space with full ownership rights through purchases, condemnation, or donation. Methods for acquiring open space with full rights to the land include:

- a. Eminent domain
- b. Installment or negotiated purchase
- c. Philanthropic donations
- d. Transfer of ownership among public agencies.

Acquisition of full rights to the land is probably the most dependable means of preserving open space. It is by far the best method of preservation for vital resource areas because it gives the City total control of the resource area and its ultimate fate.



6. Employ "Less Than Fee Ownership" techniques to preserve open space in Huntington Beach. Such techniques (e.g. easements and leasing) allow the City certain rights and controls over property without having to secure actual ownership. (Cases where these techniques could be employed include scenic roadways and Edison easements in combination with park land.)

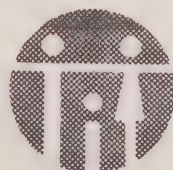
Financing Open Space Acquisition

7. Utilize all financing programs available to the City for open space preservation. Existing and potential methods of financing include:
 - a. Parks tax - share of City property tax presently collected for recreation and park purposes.
 - b. Development fees - park and recreation fees now collected from developers to finance park acquisition and development.
 - c. Federal and State programs offering financial assistance
 - d. Philanthropic donations
 - e. Bond issues

Improvement of Recreational Facilities

8. Conduct a comprehensive analysis of park use and the cost-effectiveness of the parks system, to be initiated by the City's Departments of Planning and Recreation and Parks.
9. Conduct a citizen survey seeking feedback on the physical attractiveness and enjoyability of recreation facilities.
10. Increase the flexibility of the standard for development of neighborhood parks - 5 acres per 1,000 population - upon which the schedule of park fees is based.

(The required number of acres of neighborhood park could be reduced to the degree that community and regional park acreage is available in the vicinity. Community and regional parks, even though they help to satisfy neighborhood park demand, are not presently considered in the assessment of neighborhood park supply and demand.)
11. Assign park acquisition and development priorities based on the needs of the community and the individual areas concerned.



12. Seek methods of providing parks if park fees are inadequate or non-existent as in areas developed prior to parks being required.
13. Increase control over where park fees are spent so that parks are sited in close proximity to the location paying the fees.
14. Consider the possibility of improving landscaping treatment of neighborhood parks when reassessing the Parks Program, to increase their physical attractiveness and enjoyability.
15. Consider providing more flat areas within neighborhood parks when reassessing the Parks Program to permit active recreation.

2.2 Seismic-Safety Element

The Seismic-Safety Element represents a comprehensive effort by the City of Huntington Beach to reduce loss of life, injury, and damage to property resulting from natural and man-induced disaster. From the standpoint of land use planning, the Element sets forth measures to reduce the threat to community safety posed by flood, earthquake, and fire in light of certain constraints on development and design, as dictated by these hazards.

The Seismic-Safety Element was originally adopted by the City Council in October, 1974, to satisfy the state requirement for a Seismic Safety and Safety Element of the General Plan. An amended version of the original Seismic-Safety Element is being included in this report reflecting changes in state law.

2.2.1 Issues

Two general issues are addressed as part of the Seismic-Safety Element:

- a. The balance between use of land and the forces of nature. (Rapid urbanization has not always allowed for full consideration of natural forces.)
- b. Protection of the public health, safety, and welfare - possible through a community safety program designed to reduce loss of life, injury, damage to property, and economic and social displacement resulting from disaster.

2.2.2 Goals, Objectives, and Policies

The level of protection desired by City residents from natural and man-induced disasters, as reflected in the Policy Plan, has been translated into a summary statement of goals, objectives, and policies. This statement represents a comprehensive directive on community security to insure maximum acceptable public health, safety, and



welfare.

2.2.2.1 Goal

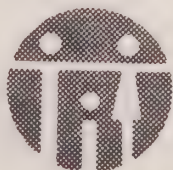
To reduce to acceptable levels the degree of risk from seismic, flood, and fire hazards to life, property, public investment, and social order in the community.

2.2.2.2 Objectives

1. To determine relative risk in various parts of the City as a guide to new development and hazard abatement.
2. To aid in the determination of future land uses within zones of potentially higher risk.
3. To ensure that structures for human occupancy, critical structures, and other vital emergency facilities are designed to minimize damage from potential hazards so as to continue to function.
4. To evaluate levels of risk with respect to damage and costs of corrective measures to mitigate or prevent future damage.
5. To facilitate post-disaster recovery.
6. To encourage public awareness of seismic, flood, and fire hazards and protective measures.

2.2.2.3 Policies

1. The City shall recognize hazard-generated constraints in determining land use policies and making decisions on development, particularly in identified areas.
2. Public facilities should be upgraded to meet risk requirements.
3. Vital facilities shall be designed and operated in a manner to maximize their ability to remain functional during and after disaster.
4. Existing vital facilities not designed to be disaster-resistant shall be examined and hazardous structures shall be improved or demolished in an orderly manner.
5. Priorities for improvement of existing non-vital buildings shall be based on hazard to life, type of occupancy, method of construction, physical condition, and location.



6. New buildings shall be designed to compensate for hazards.
7. The Seismic-Safety Element and relevant regulations and programs shall be periodically revised to reflect advances in technology and understanding of hazards.
8. Emergency plans dealing with disaster response shall be continually maintained and revised.
9. The public shall be made aware of hazards and how to protect their lives and property.
10. The public shall be kept informed of what to do in the event of a disaster.
11. Property owners shall be encouraged to take adequate steps to protect their property against the economic risks of seismic hazards.

2.2.3 Identification and Evaluation of Hazards

The function of the Seismic-Safety Element is to mitigate the impact of hazards on community well-being. These hazards include both natural risks (such as seismic and geologic conditions, flood, and fire) and the land uses and public facilities they jeopardize.

2.2.3.1 Geotechnical Considerations

Geologic and seismic conditions affecting the City are analyzed in the Geotechnical Inputs report of February, 1974, prepared by Leighton-Yen and Associates in conjunction with the Planning Department. This study represents an investigation of fault displacement; earthquake shaking; liquefaction, lurching and differential compaction; tsunamis and seiches; peat and organic soils deposits; expansive clays; beach erosion; land subsidence; and groundwater. Figure 2-4 details the approximate location of earthquake faults in Huntington Beach.

To assist future planning decisions, a summary geotechnical land use capability map was developed by Leighton-Yen and Associates (Figure 2-5). The values indicated are relative only and do not represent absolute values. The analysis that was used to develop the map included the following considerations:

1. Fault rupture potential
2. Peat deposits



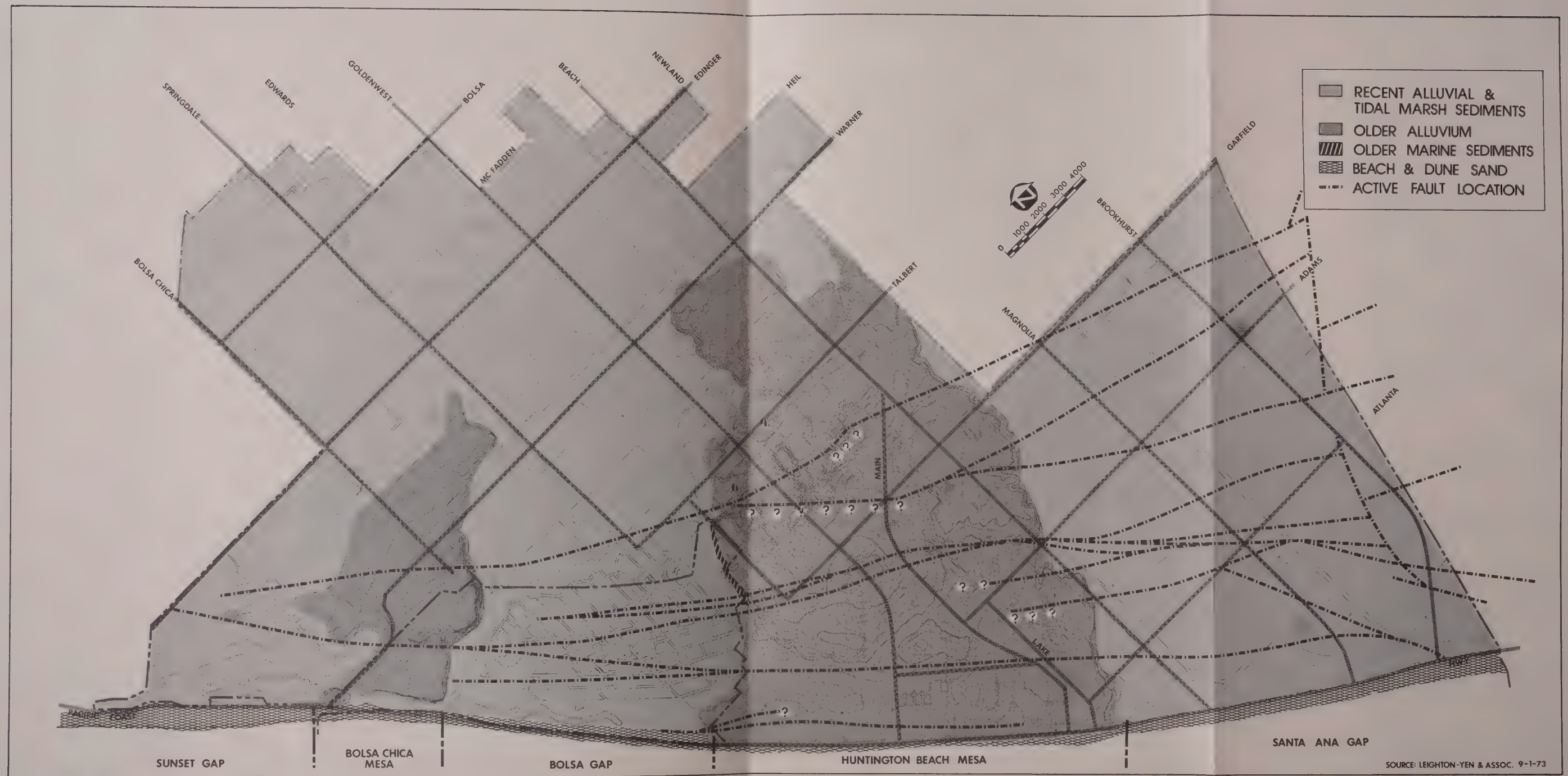
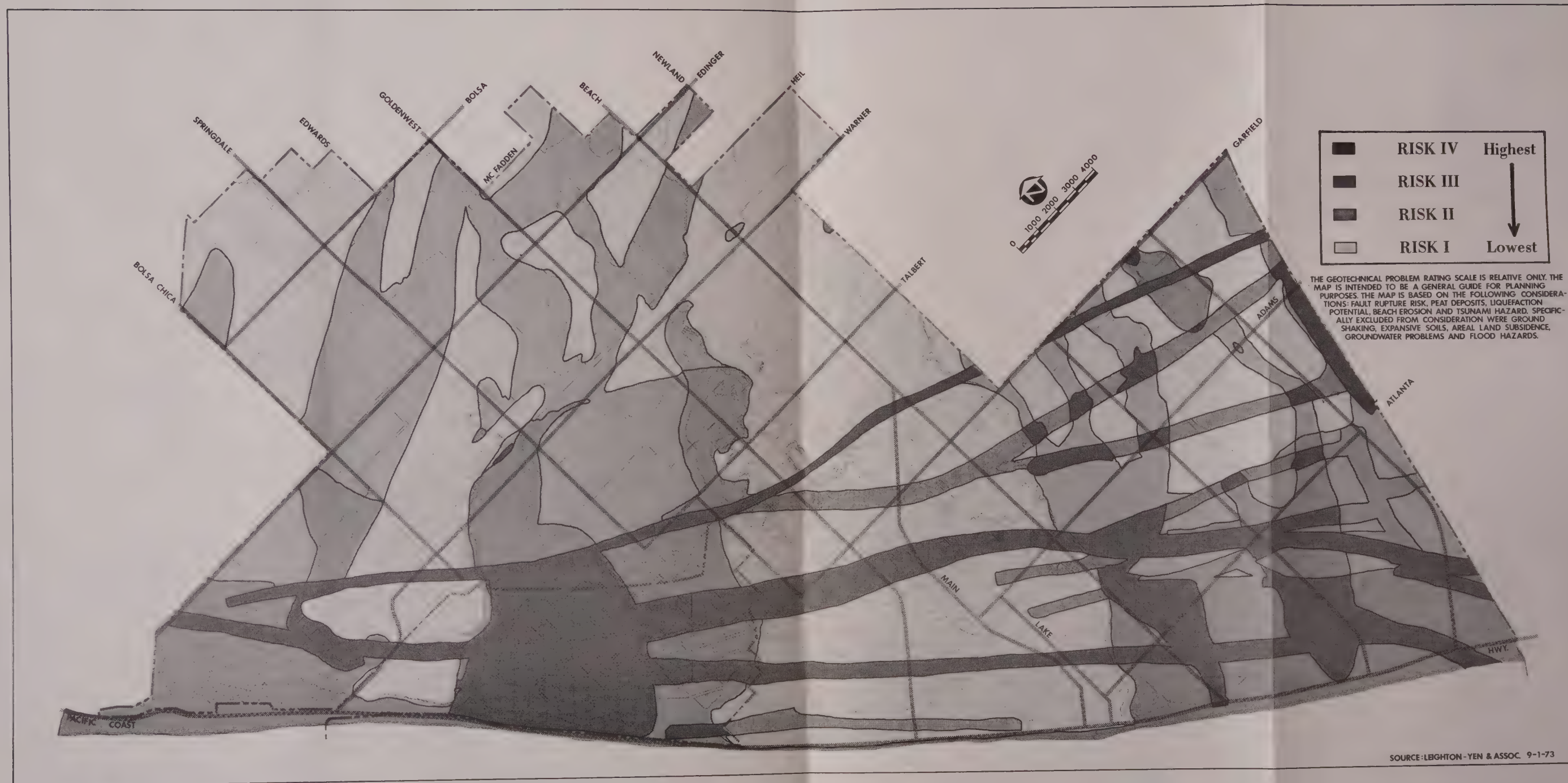


Figure 2-4



HUNTINGTON BEACH CALIFORNIA
 PLANNING DEPARTMENT

FAULT & GEOLOGIC CONDITIONS



HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

GEOTECHNICAL LAND USE CAPABILITY MAP

3. Liquefaction potential
4. Beach erosion
5. Tsunami hazards

Specifically excluded from this analysis were:

1. Earthquake shaking
2. Expansive soils
3. Areal land subsidence
4. Groundwater problems

The analysis was based upon an accumulation of geologic problems and relative degrees of severity. Based upon this, four values were determined:

1. Risk I (lowest)
2. Risk II
3. Risk III
4. Risk IV (highest)

(Refer to the Geotechnical Inputs report for additional detail on the four values of risk from geotechnical hazards, and for more information on geotechnical considerations facing Huntington Beach as a whole.)

2.2.3.2 Flood Potential

Situated on a low-lying plain and bounded by the Santa Ana River, Huntington Beach faces a flood hazard of major concern. Drainage and flooding have always posed problems for the community. In fact, only 100 years ago much of the area below the bluffs was marshland. And in the east side of the City, the Santa Ana River Channel is at a higher level than the surrounding drainage areas.

The Flood Hazard Study was prepared by Planning Department Staff to provide background data on the flooding potential for the Seismic-Safety Element. The Flood Hazard Study compiles what is known about actual flood danger in the City, identifies existing control measures, examines land use hazards, and investigates hazard abatement alternatives.

Figure 2-6 delineates the Special Flood Hazard Boundary imposed by the Federal Insurance Administration as of August 27, 1976.



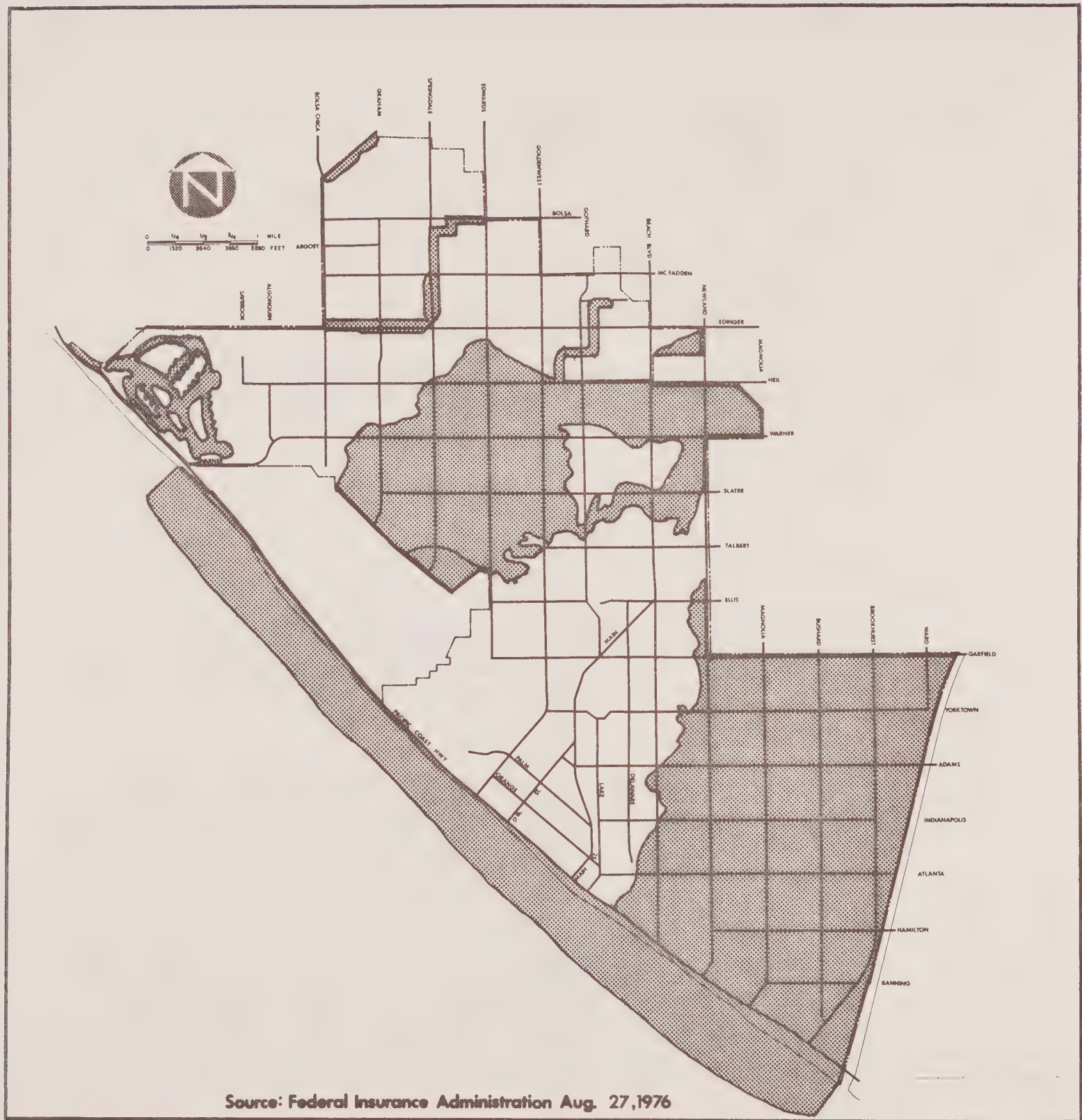


Figure 2-6



SPECIAL FLOOD HAZARD AREAS **huntington beach planning department**

Refer to the Flood Hazard Study for more detail on the flood hazard facing Huntington Beach.

2.2.3.3 Fire Danger

An overview of the fire safety situation in Huntington Beach is presented in the Fire Hazard/Fire Protection Study (July, 1974) prepared jointly by the Fire and Planning Departments. This report identifies existing and potential fire hazards, analyzes fire protection capabilities, and evaluates the effectiveness of fire fighting forces to combat existing and potential fire problems. The report points out that the overall fire hazard in Huntington Beach is moderate as compared to other cities. And while some concern is justified for conflagration potential in residential areas (due to Santa Ana wind conditions, wood shingle roofs and close dwelling spacing), in most other types of use, the fire problem is moderate to light. (Refer to the Fire Hazard/Fire Protection Study for additional information.)

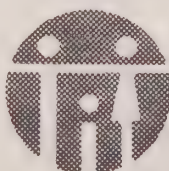
2.2.3.4 Land Use Hazards

Certain land uses susceptible to the seismic, flood, and fire hazards are particularly important to community well-being. This section of the General Plan enumerates the affected land uses:

1. Critical facilities and population centers.
2. Water and sewerage facilities.
3. Petroleum and natural gas lines.
4. Electrical and telephone facilities.
5. Commercial and industrial areas.

(Refer to the Seismic-Safety Element, August, 1974, Section 3.4, for a complete discussion of these land uses as well as their exact location.)

These five elements represent vital emergency services, high-value properties, and concentrated population areas related to general safety, disaster efficiency and recovery, and the economic foundation of the City. The risks they face from seismic, flood, and fire hazards and their ability to survive these risks is a fundamental



factor in insuring public health, safety and welfare.

2.2.4 The Seismic-Safety Plan

The Seismic-Safety Plan is designed to improve public safety to tolerable limits. It is in keeping with the goals and policies statement (Section 2.2.2), the seismic and public safety hazards facing the community and the levels of risk determined to be acceptable by the Planning Commission and City Council.

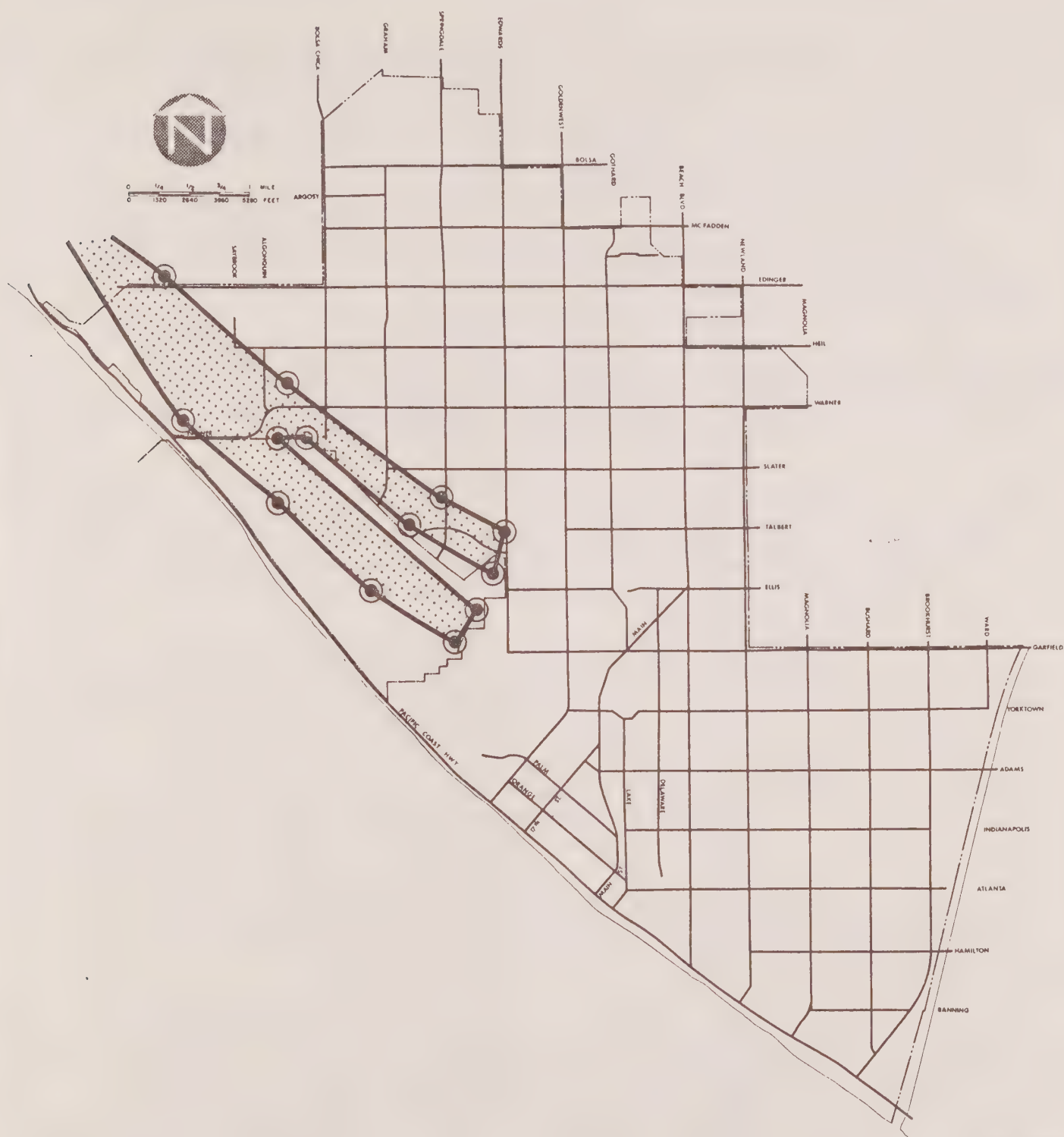
2.2.4.1 Geotechnical Hazard Abatement

In regard to seismic and geologic hazards, the function of the Seismic-Safety Element is to minimize risk to critical facilities and disruption of social order, to make new development relatively safe, and to rehabilitate old development on a priority system while minimizing financial burden to property owners. The following pages set forth a program to accomplish these ends.

New Development

1. Implement the provisions of the Alquist-Priolo Geologic Hazard Zones Act and the criteria of the State Mining and Geology Board within the special studies zones in Huntington Beach (Figure 2-7); specifically:
 - A. No structure for human occupancy shall be permitted to be placed across the trace of an active fault. Furthermore, the area within fifty (50) feet of an active fault shall be assumed to be underlain by active branches of that fault unless and until proven otherwise by an appropriate geologic investigation and submission of a report by a geologist registered in the State of California. This 50-foot standard is intended to represent minimum criteria only for all structures. It is the opinion of the Board that certain essential or critical structures, such as high-rise buildings, hospitals, and schools should be subject to more restrictive criteria at the discretion of cities and counties.
 - B. Applications for all new real estate developments and structures for human occupancy within special study zones shall be accompanied by a geologic report prepared by a geologist registered in the State of California, and directed to the problem of potential surface fault displacement through





January 1976

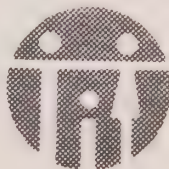
Figure 2-7



EARTHQUAKE HAZARD SPECIAL STUDY ZONE huntington beach planning department

the site. Two exceptions to which the provisions of the Alquist-Priolo Act do not apply are:

- (1) A single-family, wood frame dwelling not exceeding two stories.
 - (2) Additions or alterations to any structure when the value of the alteration or addition does not exceed 50 percent of the original structure.
- C. One copy of all such geologic reports shall be filed with the State Geologist by the public body having jurisdiction within thirty days of submission. The State Geologist shall place such reports on open file.
- D. Requirements for geologic reports may be satisfied for a single 1 or 2 family residence if, in the judgment of technically qualified City and County personnel, sufficient information regarding the site is available from previous studies in the same area.
- E. Technically qualified personnel within or retained by each City or County must evaluate the geologic and engineering reports required herein and advise the body having jurisdiction and authority.
- F. Cities and Counties may establish policies and criteria which are more restrictive than those established herein. In particular, the Board believes that comprehensive geologic and engineering studies should be required for any "critical" or "essential" structure as previously defined whether or not it is located within a special studies zone.
- G. In accordance with Section 2625 of the Public Resources Code each applicant for a building permit within a delineated special studies zone shall pay to the City or County administering and complying with the Alquist-Priolo Geologic Hazard Zones Act a fee of one-tenth of one-percent of the total valuation of the proposed building construction for which the building permit is issued as determined by the local building official.
- H. As used herein the following definitions apply:
1. A "structure for human occupancy" is one that



is regularly, habitually or primarily occupied by humans.

- (2) A geologist registered in the State of California is deemed to be technically qualified to evaluate geologic reports.
 - (3) Any engineer registered in the State of California in the appropriate specialty is deemed to be technically qualified to evaluate engineering reports in that specialty.
2. Encourage the County and all cities within the County to cooperate in securing qualified personnel accessible to all jurisdictions for review of and advice on geologic investigations.
 3. Continue to require geologic investigations of all significant development projects and to stipulate by Conditions of Approval that all construction within those projects be designed to withstand predicted probable ground motion accelerations.
 4. Support State legislation to require anchorage of mobile homes.
 5. Continue to utilize the latest Uniform Building Code.
 6. Make the seismic safety condition of existing structures an important factor in selecting future areas for redevelopment.

Existing Development

7. Conduct a structural review of development within the City beginning with critical facilities and followed by pre-1933 construction to determine seismic resistance.
8. Require rehabilitation of private unfit structures through implementation of the Uniform Building Code and Hazardous Building Ordinance on a priority basis beginning with pre-1933 construction.
9. Encourage tax deductions for building rehabilitation in hazard areas to minimize personal economic costs.

Critical Facilities

10. Require upgrading of critical facilities as determined by structural review to withstand maximum probable



ground motion accelerations.

11. Prohibit construction of future critical facilities within 50 feet of a known fault trace.
12. Seek legislation to ensure that freeway facilities within earthquake prone areas have an acceptable level of seismic safety.
13. Encourage legislation to require Federal, State, and County agencies to meet or exceed City seismic-safety standards when constructing facilities within the City.
14. Require that municipal utilities crossing fault zones minimize damage by utilizing such measures as flexible units, valving, redundant lines, or auto valves operated by differential pressures.
15. Recommend that the Public Utilities Commission require vital utility systems crossing fault zones to be designed to minimize damage and disruption of service.
16. Request Federal and/or State financial assistance to implement corrective measures.

Geologic Evaluation

17. Maintain a cooperative effort with State and Federal agencies on trenching, instrumentation of micro-seismic activity and other subsurface exploration to gain a better understanding of precise locations and relative degree of activity of various faults.
18. Encourage continuing research on soil dynamics and structural responses to earthquake effects.

Disaster Recovery

19. Continue to maintain seismic disaster emergency preparedness plans.
20. Continue to conduct periodic exercises to ensure that all City departments respond efficiently during emergencies.
21. Encourage school districts to develop comprehensive disaster planning programs including provisions for reuniting children with parents as quickly as possible.



22. Encourage lending and insurance industries to advise policy holders of insurance provisions relating to earthquakes.

Public Information

23. Develop education and information programs to inform the public of seismic hazards and measures to reduce personal losses in event of seismic disaster.

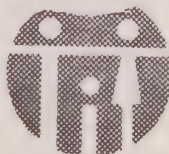
Further Study

24. Initiate a special study to investigate the seismic safety situation in the Huntington Harbour area, especially regarding the structural stability of the bulkhead system.
25. Look into the crime prevention aspects of land use development such as planning for "defensible space" for possible inclusion in the Seismic-Safety Element during a subsequent amendment.

2.2.4.2 Flood Hazard Abatement

The almost total development of the flood plain and the exorbitant costs involved in "flood-proofing" new and existing construction preclude any comprehensive flood plain management system. In this case, the Seismic-Safety Element will function primarily to mitigate as much as possible flood hazards to critical facilities and disseminate flood safety information to the public while encouraging the Federal government to allocate highest priorities to an updated flood control system for the entire Santa Ana River Watershed. The following programs are designed with these purposes in mind.

1. In conjunction with other cities in the Santa Ana River Watershed--through the ICC and the League of Cities--encourage immediate action by the Corps of Engineers to execute a comprehensive flood control plan for the Santa Ana River.
2. In conjunction with other cities in Orange County--through the ICC and the League of Cities--encourage revision of the Flood Disaster Protection Act to more realistically approach the flood problems of urban flood plains.
3. Improve and upgrade critical facilities in flood hazard areas (subject to inundation by the 100-year flood) when practical through anchorage to prevent floatation, water tight barriers over openings, reinforcement of walls to resist water pressures, use of materials to reduce wall seepage, and installation of pumping facilities for internal and subsurface drainage.



4. Prevent construction of additional critical facilities in hazard areas unless absolutely necessary. New facilities should be flood-proofed.
5. Construct additional water supply and waste disposal systems to prevent entry of flood waters when practical.
6. Continue to maintain flood disaster preparedness plans.
7. Continue to conduct periodic exercises to ensure that all City departments respond efficiently during emergencies.
8. Develop education and information programs to inform the public of flood hazards and measures to reduce personal losses in the event of flood disaster.
9. Seek Federal and State financial assistance to offset improvement costs.

2.2.4.3 Fire Hazard Abatement

Degree of fire hazard is closely related to land use and development type. Compared to other large cities in Orange and Los Angeles counties, the overall fire hazard in Huntington Beach is light to moderate. The purpose of the following hazard abatement program, therefore, is to minimize fire potential and maximize fire protection through a comprehensive and coordinated system of public fire service combined with the most up-to-date fire safety equipment and design in all new construction. To achieve this objective the following programs are suggested:

Master Plan

1. Develop a comprehensive Community Fire Protection Master Plan that:
 - a. articulates specific fire protection goals;
 - b. documents current and planned community environment in which fire protection is to be provided;
 - c. documents current and planned fire services;
 - d. identifies needs for, and program allocations of, fire protection resources;
 - e. identifies and establishes inter- and intra-agency policies and operational procedures and assigns responsibilities; and



- f. sets and implements management policy.

Fire Information

2. The "Fire Incident Reporting and Evaluating System" (FIRE) should be continuously updated. Data on fire fatalities, injuries, property loss, economic impact, fire ignitions, fire spread factors, code violations contributing to ignition or loss, and the fire control factors are needed to provide an information base for management decisions and community action.
3. The Fire Department should maintain its current level of effectiveness relative to the Fire Investigation Program in order to accurately determine the causes of all fires. Accurate data, relative to sources of ignition and material ignited is the cornerstone of all fire prevention efforts.

Public Information

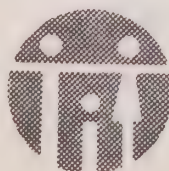
4. The Fire Department should improve its Public Information and Education Program to maximize public effort on the elimination of fire ignition and fire hazard.

Fire Detection

5. All new and existing dwelling units should be provided with an automatic smoke detection system (products of combustion).
6. All new buildings built as a non-residential occupancy of 10,000 square feet of gross floor area or less should be provided with an automatic fire detection system (products of combustion).

Fire Reporting

7. Automatic fire detection systems (products of combustion) installed in multi-family housing occupancies and commercial structures of 10,000 square feet or more should be connected directly to the Fire Department's emergency reporting system.
8. As part of a 911 system of emergency reporting, the Fire Department should employ mandatory operational standards, and encourage inter-agency cooperation to insure an "immediate call routing" capability.



9. The universal, nationwide emergency reporting number (911) should be incorporated into the City's emergency reporting system by 1980.

Emergency Response

10. The City's command and control should continue to be improved and designed to speed the response of emergency fire services to citizens in need. A strong additional purpose is to insure that emergency personnel and equipment are utilized in an optimum manner.

Fire Control

11. New non-residential buildings of 10,000 square feet or more and buildings more than one story in height should be provided with an automatic fire sprinkler system. When activated by fire, the alarm would be transmitted automatically to the Fire Department Dispatch Center.
12. The Warner Fire Station should be relocated at the earliest possible date. The existing Engine Company located at Anderson and Pacific Coast Highway will not be cost effective until this is done. Also, citizens in the Huntington Harbour area are not receiving an equivalent degree of protection as the remainder of the community. The relocation will eliminate this problem.
13. If the Bolsa Chica is developed, an imbalance of community fire protection will occur. Increased construction and population in that area would require an Engine Company to be established. An additional ladder company would also be needed within five to ten years.
14. The Heil Fire Station should be relocated whenever the fire station referenced in Item #13 is constructed. This move, coupled with automatic aid response of fire companies from the City of Westminster will eliminate the need for an additional fire station in the vicinity of Springdale and Glenwood.
15. The Uniform Building Code and the Uniform Fire Code should be continually reviewed in concert with the Master Plan, with the intent to minimize the size of public fire protection forces. Built in fire protection systems are the best approach to online or standby fire protection.



16. As modern equipment becomes available, strong consideration should be given to improve the fire department cost-benefit ratio.

Fire Prevention

17. Community-oriented neighborhood action programs should be encouraged in problem areas to eliminate the causative and contributing fire hazards. A motivated creative group properly informed can accomplish much in the area of fire prevention.
18. The fire prevention code should continually be enforced to reduce ignition and fire loading factors that cannot be eliminated through information and cooperative approaches.



2.3 Noise Element

The Noise Element focuses on noise sources in Huntington Beach - highways and freeways, railroads, airport and helicopter operations, residential/institutional sources, and oil pumping operations. In the interests of protecting the public health, safety, and welfare, the Noise Element sets forth a program based on information provided to the City by Wyle Laboratories designed to reduce community noise exposure.

2.3.1 Issues

General issues addressed by the Noise Element are:

- a. Reducing noise exposure in the community to acceptable levels to promote public health, safety, and welfare.
- b. Minimizing noise pollution, a form of environmental pollution having potential for hearing damage, speech interference, and sleep disturbance.

2.3.2 Goals, Objectives, and Policies

Goals, objectives, and policies have been formulated to provide basic guiding principles for reduction of noise in Huntington Beach. They are as follows:

2.3.2.1 Goal

To reduce to acceptable levels the degree of noise exposure from all transportation, stationary and other nuisance sources in the community to insure the public health, safety and welfare.

2.3.2.2 Objectives

1. To coordinate intergovernmental efforts to abate noise.
2. To reduce the impact of noise from all types of aircraft.
3. To reduce motor vehicle noise from streets and freeways through proper location and design.
4. To reduce noise levels produced by all types of motor vehicles.



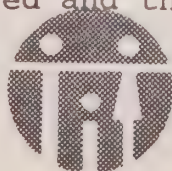
5. To require acceptable noise levels for future modes of transportation.
6. To reduce the impact of railroad noise.
7. To reduce the impact of construction and industrial noise.
8. To minimize external noises and prevent them from penetrating existing quieter areas.
9. To provide the basis for noise evaluation in land use considerations and environmental impact reports.
10. To acquaint people with the seriousness of noise pollution and ways then can assist in reducing noise.

2.3.2.3 Policies

1. Noise reduction strategies and priorities to reduce noise in the highest noise-impacted areas should be developed.
2. The use of quieter automobiles, machinery and equipment should be encouraged.
3. A sound certification program of published sound ratings for various types of equipment that are sources of noise should be encouraged.
4. Noise surveys of the City to aid in determining land use policies should be conducted.
5. Criteria for location and design of certain "noise sensitive" land uses and facilities (schools, hospitals) should be developed.
6. Consideration of the noise environment should be a part of land use planning.

2.3.3 Optimum Noise Levels

The Noise Element sets forth guidelines for noise exposure by land use category. The optimum noise level for all residential uses is $L_{dn} 60$ for outdoors (approximately equivalent to CNEL 60), and $L_{dn} 45$ for indoors. (L_{dn} and CNEL are noise rating scales, fully compatible with each other. Deviations between the two scales cannot be detected by the human ear for even the most stringent case.) Utilizing an optimum noise level of $L_{dn} 60$ for residential development implies that acoustical analyses could be required in areas where the optimum standard is exceeded and that structural modifications



for new development (more insulation, no windows facing street, etc.) could be necessary. The optimum criteria level of $L_{dn}60$ for residential uses is compatible with the California Noise Insulation Standards.

Optimum noise levels for the remaining land uses are listed in Figure 2-8. These noise levels are based on guidelines for environmental noise criteria for compatible land use as recommended by Wyle Laboratories. Note that these noise levels indicate a target level toward which efforts should be directed. These levels are presented as guidelines in noise control to determine what development proposals could need acoustical analyses and where structural modifications for new development may be necessary.

OPTIMUM NOISE LEVELS

(Normally Acceptable)

Figure 2-8

<u>Land Use</u>	<u>Day-Night Average Sound Level, L_{dn}</u>	<u>Approximate CNEL Contour Equivalent</u>
Residential	$L_{dn} 60$	CNEL 60
Institutional	$L_{dn} 60$	CNEL 60
Golf Courses, Riding Stables, Water Recreation Areas, Cemeteries	$L_{dn} 70$	CNEL 70
Office-Professional	$L_{dn} 75$	CNEL 75
General Commercial, Industrial	$L_{dn} 80$	CNEL 80

Noise contours prepared by Wyle Laboratories for ground transportation noise sources (highways and railroad operations) and Meadowlark Airport are detailed in Figures 2-9 through 2-11.

2.3.4 The Noise Abatement Plan

The plan for reduction of community noise exposure to acceptable levels is divided into six categories:

1. Traffic Noise
2. Noise from Aircraft Operations
3. Noise from Railroad Operations
4. Noise from Oil Pumping Operations
5. Noise Reduction Through Dwelling Unit Modifications
6. Implementation.



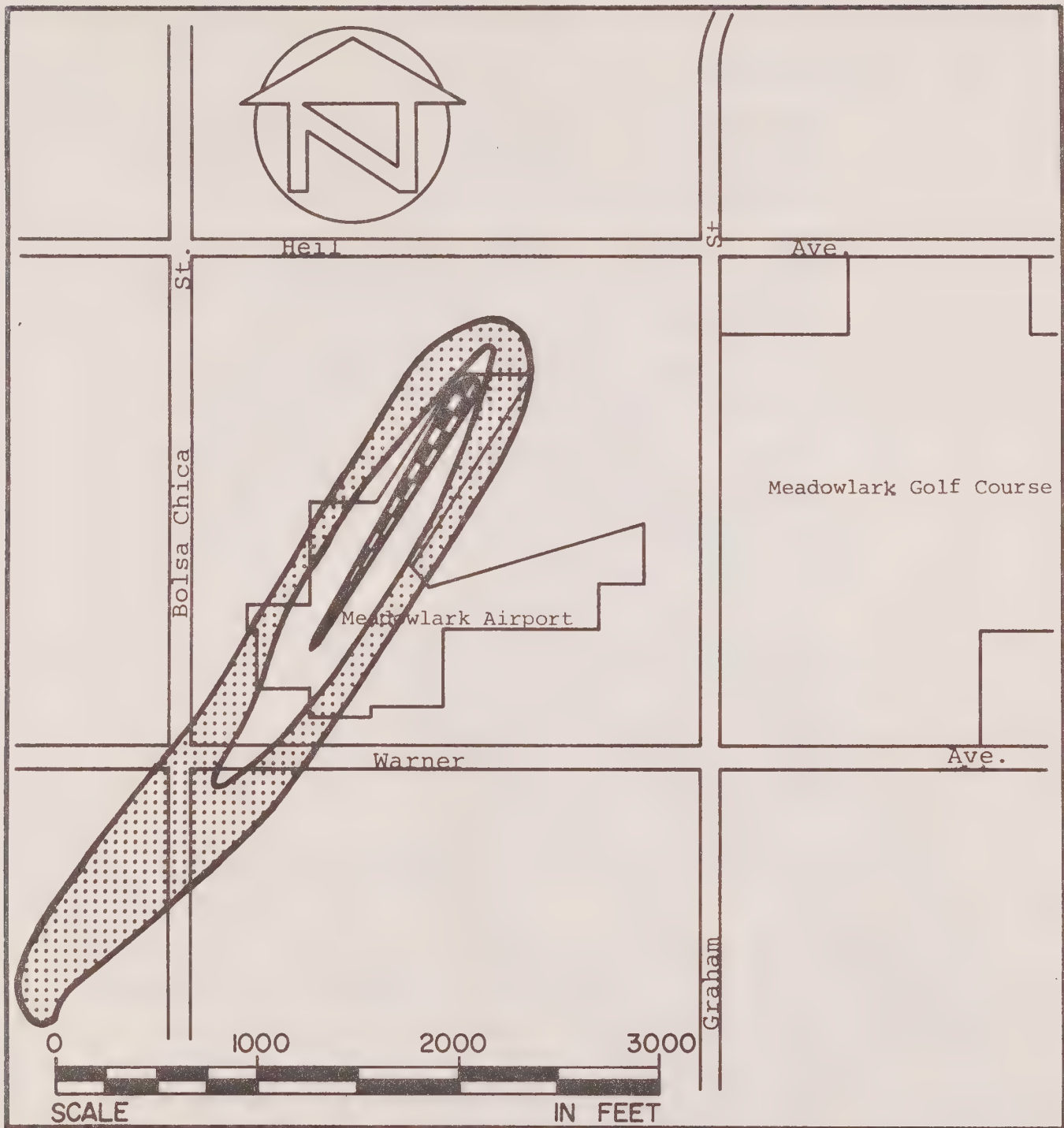





Figure 2-9



HUNTINGTON BEACH, CALIFORNIA
PLANNING DEPARTMENT

GROUND TRANSPORTATION
NOISE EXPOSURE CONTOURS 1974
PREPARED BY WYLE RESEARCH



-  - CNEL 60 - 65
-  - CNEL 65 - 70
-  - CNEL 70+

1974

MEADOW LARK AIRPORT CNEL 60, 65, AND 70 NOISE CONTOURS

FIGURE 2-10

Traffic Noise

1. Keep apprised of the State noise criteria levels and lend support or criticism, as appropriate, to noise-related measures initiated by the State Environmental Quality Study Council.
2. Keep informed of actions by the Environmental Protection Agency concerning vehicle noise emission regulations and lend support or criticism as appropriate.
3. Consider revising flow control methods on surface streets to maximize steady flow conditions.
4. Investigate the rerouting of traffic either by type (e.g., restrict usage by heavy trucks) or by physical relocation (e.g., place noiser vehicles on innermost traffic lanes to increase path distance to observer and effective barrier shielding by other vehicles).
5. Examine the concept of altering highway designs to achieve improved noise reduction and incorporating these modified features into new highways.
6. Study the impact on noise exposure of reducing allowable vehicle speeds on major highways and freeways.
7. Continue trying to eliminate heavy vehicle traffic through noise sensitive areas by utilizing truck routes.

Noise from Aircraft Operations

8. Discourage new residential development within the CNEL 65 contour.
9. Consider requiring additional noise insulation for new residential construction under the CNEL 60 contour.
10. Investigate the redesignation of incompatible land uses and the revisions of noise insulation requirements to achieve long-term reduction of noise.





Prepared 1974

Figure 2-11



HUNTINGTON BEACH, CALIFORNIA
PLANNING DEPARTMENT

GROUND TRANSPORTATION NOISE EXPOSURE 1990

Noise from Railroad Operations

11. Operating Procedures

- a. Consider requiring rail operations to observe lower speeds, especially when passing through noise-sensitive areas.
- b. Investigate utilizing nighttime curfews or rescheduling to minimize nighttime disturbances.
- c. Study the noise-reduction potential of using long radius curves.

12. Land Use Considerations

Analyze the potential for noise reduction of:

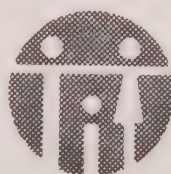
- a. Grade level rights-of-way.
- b. Concrete bridgework structures.
- c. Barriers in noise-sensitive areas.

Noise from Oil Pumping Operations

13. Consider restricting new residential development within 25 feet of a gasoline engine-powered pump.
14. Consider restricting new residential development within 25 feet of an electric motor-driven pump.

Noise Reduction Through Dwelling Unit Modifications

15. Seek total noise reduction on the order of 25 dB after treatment for A-weighted noise levels, when necessary, by utilizing "minor" dwelling unit modifications:
 - a. Minimize "sound leaks" around doors, windows, and vents.
 - b. Replace "acoustically weak" components.
16. Strive for total noise reduction on the order of 30 dB after treatment for A-weighted noise levels, when necessary, by utilizing "moderate" dwelling unit modifications:
 - a. Employ those items listed under "minor."
 - b. Give additional attention to windows.

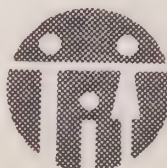


17. Seek total noise reduction on the order of 40 dB after treatment for A-weighted noise levels, when necessary, by utilizing "major" dwelling unit modifications:

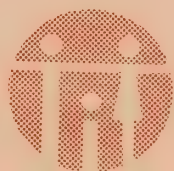
- a. Employ those items listed under "minor" and "moderate."
- b. Structurally improve weak walls and roofs.

Implementation

- 18. Implement the plan for reduction of community noise exposure through a noise control ordinance.
- 19. Look into subscribing to the services of the Orange County Health Department for technical assistance in a City noise enforcement program.



section 3
policies for
development



3.0

POLICIES FOR DEVELOPMENT

The adopted Policy Plan employed another major heading to organize guiding principles for future growth -- "Development". The emphasis here was on the more traditional planning concerns - land use, circulation, housing. This section of the General Plan deals with these same traditional planning concerns, containing a discussion of the remaining elements of the General Plan:

Circulation

Scenic Highways (based on the arterial street system)

Housing

Land Use

3.1

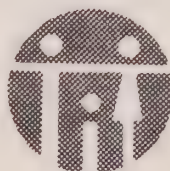
Circulation Element

The Circulation Element focuses on the City's arterial streets and highways; public transportation modes and services; water transportation; and air transportation. Circulation issues are discussed, goals and objectives are established, and a course of action is set forth.

3.1.1

Issues

Certain basic issues relating to the City's circulation



system have been addressed as part of the Circulation Element of the General Plan:

- a. Developing a balanced transportation system.
- b. The mobility needs of the community versus the economic realities of providing alternative means of transportation for the various segments of the population.
- c. Consolidation of transportation planning activities.
- d. Need for accurate, up-to-date traffic data on the City's arterial street system.
- e. Providing for safe and efficient inter- and intra-City movement of people and goods.
- f. Need for mass rapid transit in Orange County and the feasibility of providing it.
- g. Providing a transportation system that minimizes adverse environmental effects.

3.1.2 Goals and Policies

The following goal and policy statements provide the direction necessary for the City to improve the mobility of its residents.

3.1.2.1 Goal

To provide a multi-mode transportation system that ensures the safe and efficient movement of people and goods.

3.1.2.2 Policies

1. Develop a system of arterial streets and highways that ensures the safe and efficient movement of people and goods.
2. Support the establishment of public transportation systems within the City that are directed toward meeting the mobility needs of the community.
3. Provide adequate maintenance and protection of existing waterways as recreational transportation facilities and provide adequate public access.
4. Participate with Federal, State and County agencies in studying the advantages and disadvantages of developing navigable waterways and a public access



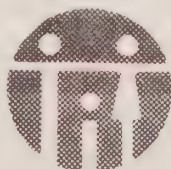
point from the ocean into Bolsa Chica Bay.

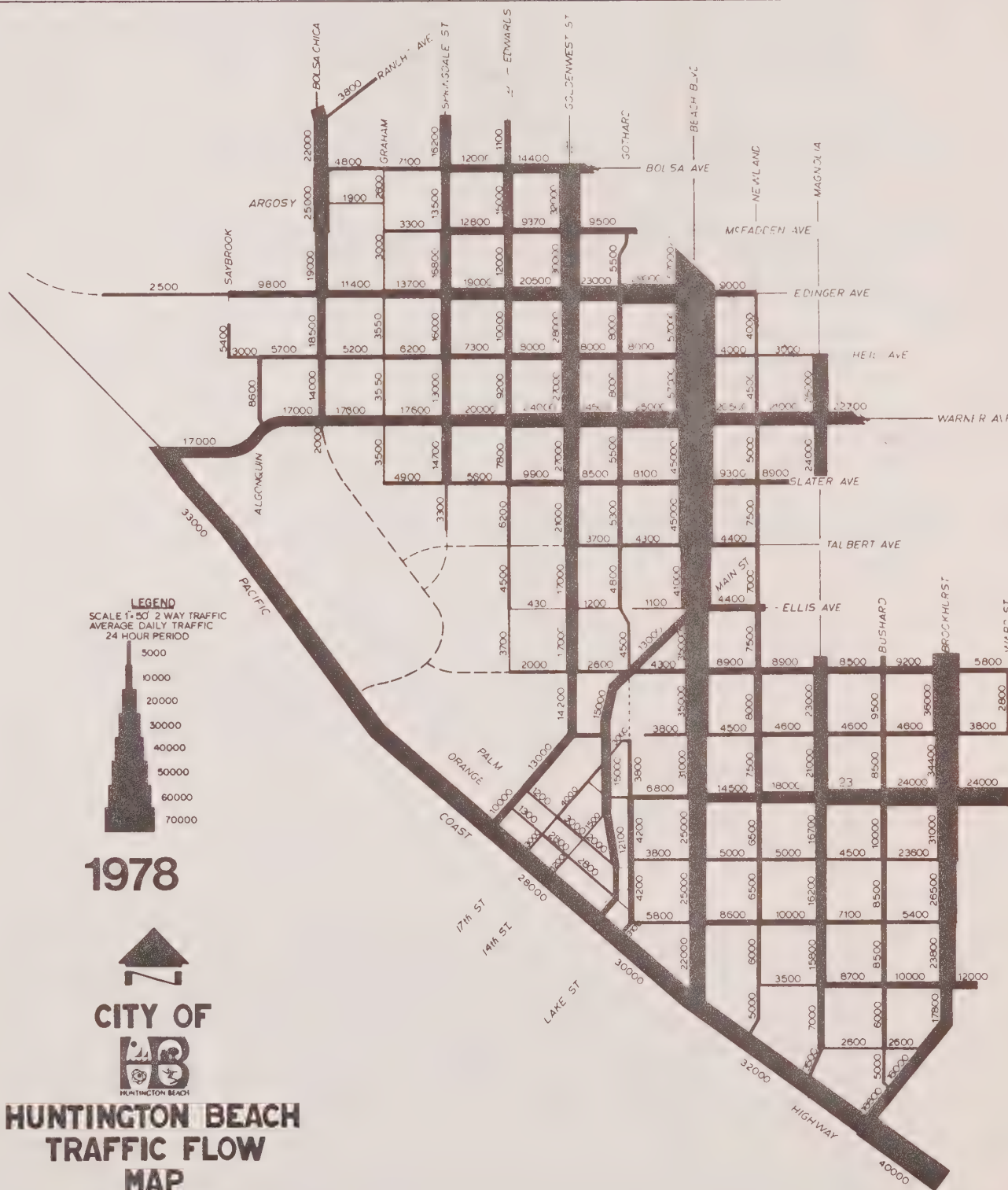
5. Provide adequate truck and rail service to industrial and commercial areas while providing minimum disturbance to residential areas.
6. Support the development of general aviation facilities in Orange County that reflect the needs of the community.
7. Provide a transportation system that is consistent with efforts to minimize adverse environmental and aesthetic effects.
8. Provide non-motorized transportation facilities, especially bike trails, pedestrian trails, equestrian trails and jogging trails.

3.1.3 Operation and Levels of Service of Existing Circulation Facilities

Operation and levels of service of existing circulation facilities serving Huntington Beach are briefly outlined below:

1. Traffic flow along the City's arterial streets and highways is monitored by the Public Works Department. Figure 3-1 details traffic flow and indicates streets that are operating over capacity. Refer to Section 3.1.2 of the Circulation Element Background Report for a discussion of the streets that are operating over capacity.
2. Orange County Transit District (OCTD) provides the City with fixed bus routes. These routes are shown in Figure 3-2.
3. Orange County Transit District also provides Orange County with six Park-N-Ride bus routes (Figure 3-3). Huntington Beach is serviced by Route C which extends along the San Diego Freeway from San Clemente to the Valley View Park-N-Ride facility with connecting service into the Long Beach/South Bay area. A temporary Park-N-Ride facility has been designated in the McDonnell Douglas parking lot at the northeast corner of Bolsa Avenue and Bolsa Chica Street.
4. Waterways used primarily for recreational boating are located within the Huntington Beach Sphere of Influence in Huntington Harbour and Sunset Aquatic Park (Figure 3-4). These waterways provide public access to the ocean through Anaheim Bay for small





GARFIELD AVE
YORKTOWN AVE
ADAMS AVE
INDIANAPOLIS AVE
ATLANTA AVE
HAMILTON AVE
BANNING AVE

8/78
8/78
1/75
1/74

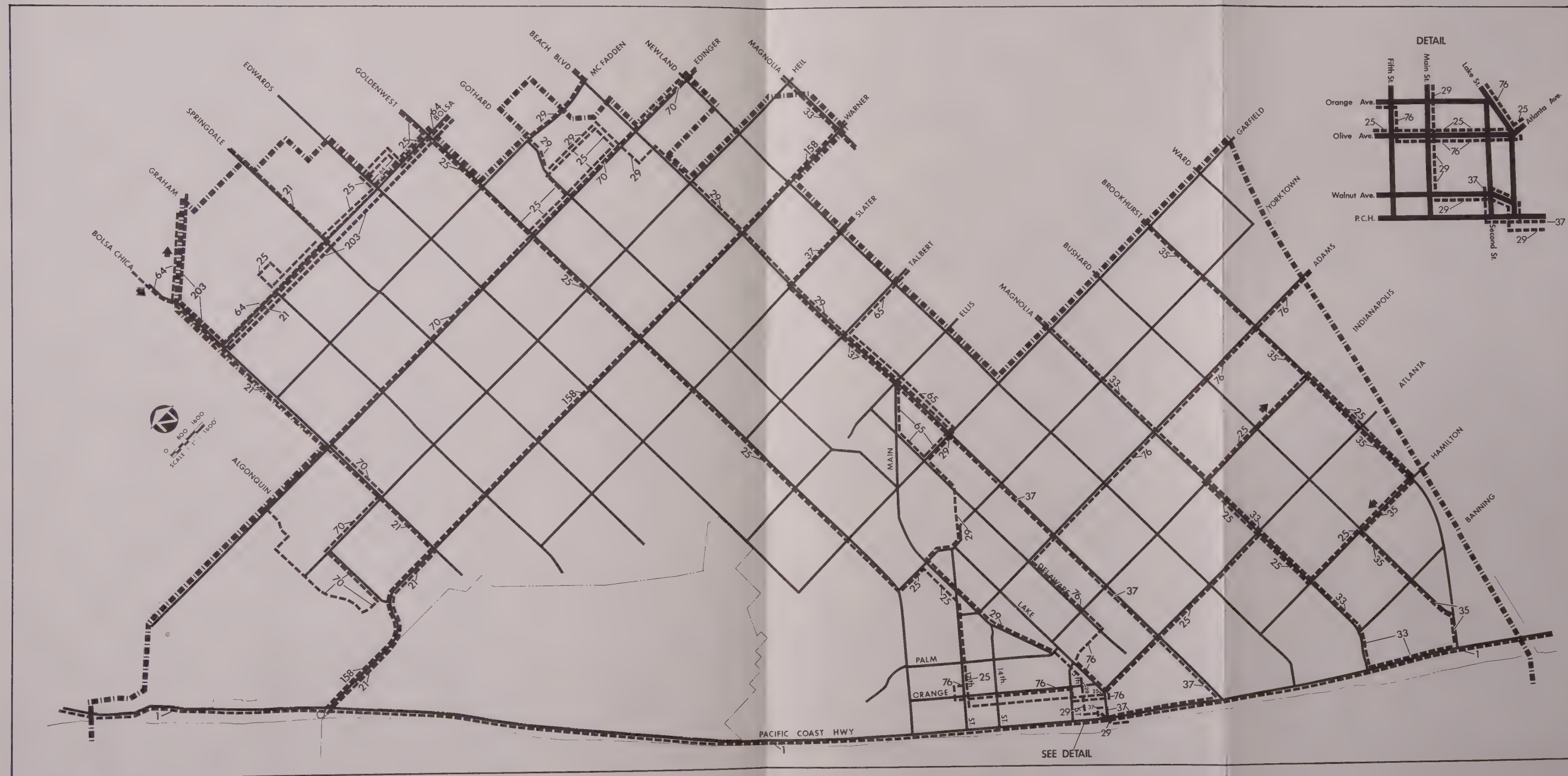


Figure 3-2



HUNTINGTON BEACH, CALIFORNIA
PLANNING DEPARTMENT

O.C.T.D. BUS ROUTES

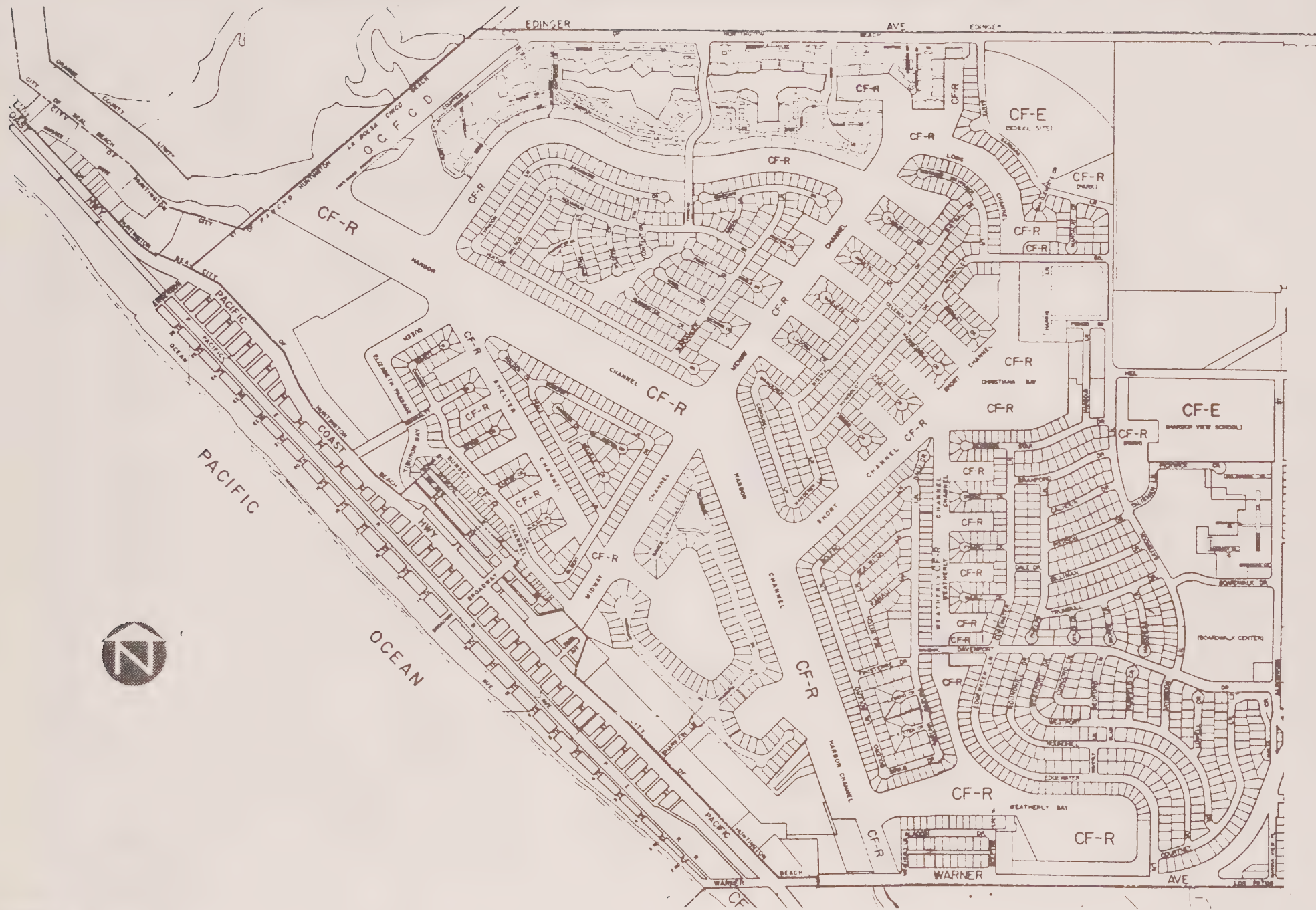


Figure 3-4



HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

Huntington Harbour Waterways

pleasure craft moored in Huntington Harbour and Sunset Acquatic Park.

5. Meadowlark Airport, a general aviation facility, presently accommodates roughly 145 planes (mostly single-engine with some light two-engine aircraft).
6. Five heliports exist within Huntington Beach (Figure 3-5), used primarily for police patrol, air ambulance, executive and short distance business trips. The helicopter does have potential for use as a mode of public transportation as well.

(Additional detail on any aspect of the City's Circulation System is provided in the Circulation Element Background Report.)

3.1.4 The Circulation Plan

The Circulation Plan for the City of Huntington Beach is divided according to transportation category: Arterial Streets and Highways, Public Transportation, Water Transportation, and Airport Facilities.

3.1.4.1 Arterial Streets and Highways

1. Adopt the Circulation Plan of Arterial Streets and Highways (Figure 3-6) to replace the existing Master Plan of Arterial Streets and Highways. The Circulation Plan incorporates changes to improve arterial traffic flow and land access, summarized in Figure 3-7. (Refer to the Circulation Element Background Report, Section 3.4, for a complete discussion of the changes in the arterial street and highway system.)
2. Conduct a feasibility study in cooperation with the City's Data Processing Staff to determine the cost/benefits that could be derived from instituting a computerized traffic analysis of the City's entire arterial street system.
3. Revise the City's Select Street Map to reflect those arterial streets that are shown on the Circulation Plan of Arterial Streets and Highways.
4. Provide adequate ingress and egress to industrial and commercial land uses as well as insure that residential areas are protected.

3.1.4.2 Public Transportation

1. Bus Programs
 - a. Continue to work with OCTD in support of expanding the long haul fixed bus route service into





Figure 3-5



Heliports and Helistops Within the City of Huntington Beach huntington beach planning department

AMENDMENTS

AMENDMENT	CITY COUNCIL
RESOLUTION NUMBER	DATE
1796	11/2/75
241	1/11/76

CIRCULATION PLAN OF ARTERIAL STREETS AND HIGHWAYS

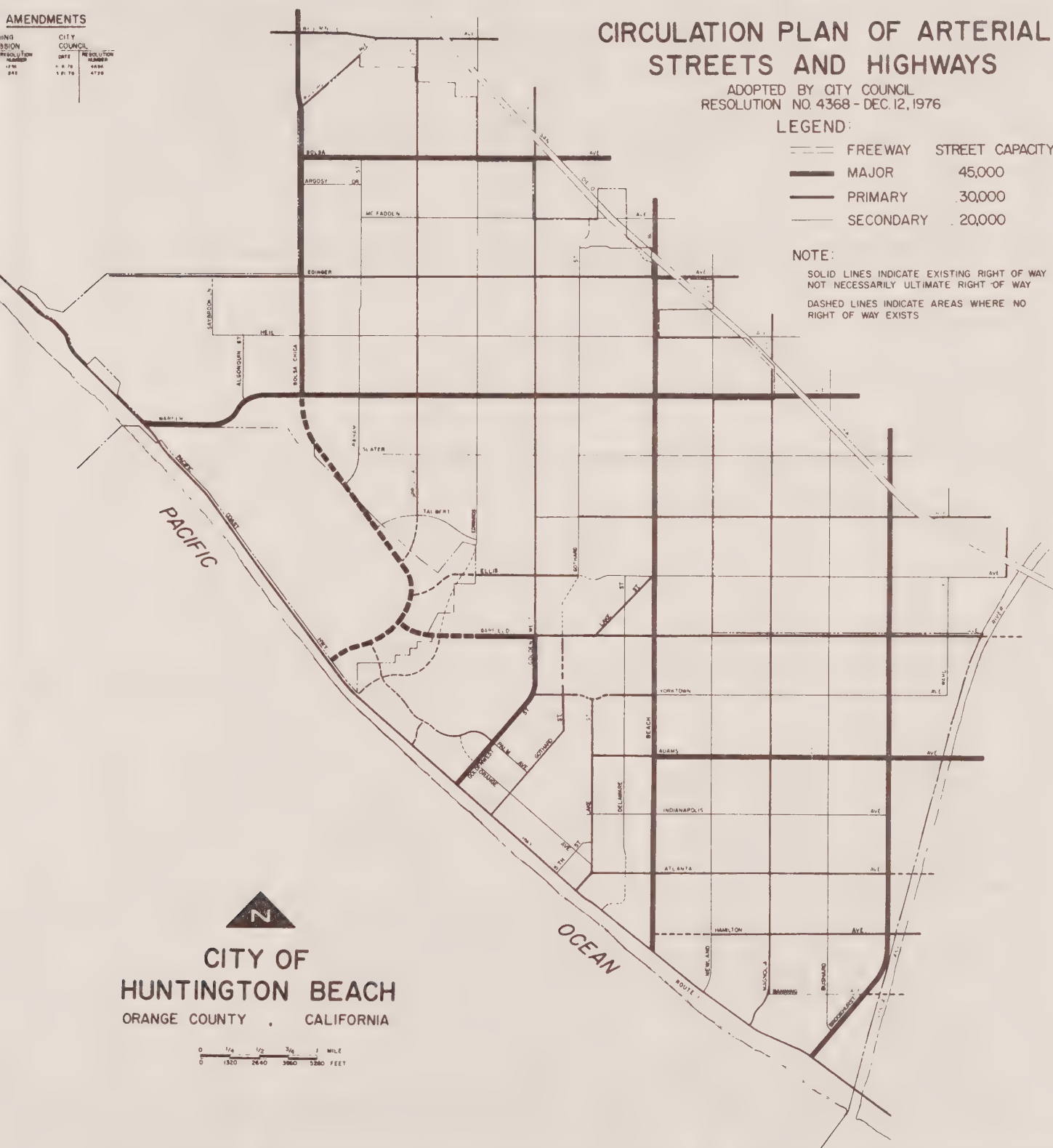
ADOPTED BY CITY COUNCIL
RESOLUTION NO. 4368 - DEC. 12, 1976

LEGEND:

	STREET CAPACITY
FREEWAY	45,000
MAJOR	30,000
PRIMARY	20,000
SECONDARY	

NOTE:

SOLID LINES INDICATE EXISTING RIGHT OF WAY
NOT NECESSARILY ULTIMATE RIGHT OF WAY
DASHED LINES INDICATE AREAS WHERE NO
RIGHT OF WAY EXISTS



PREPARED BY THE HUNTINGTON BEACH PLANNING DEPARTMENT

Figure 3-6

FIGURE 3-7
SUMMARY OF CHANGES TO THE MASTER PLAN OF
ARTERIAL STREETS AND HIGHWAYS

Project No.	Road Project	Existing Road Classification	Proposed Road Classification	Proposed Road Alignment	Deletion of Arterial Street Classification	Downgrading of Arterial Street Classification	Upgrading of Arterial Street Classification
1	Edinger Ave. - west City limits to Pacific Coast Highway	Primary	None	Abandon	Yes		
2	Saybrook Lane - Santa Barbara St. to Edinger Ave.	Secondary	Secondary	Yes			
3	Slater Ave. - Warner Ave. to Bolsa Chica St.	Secondary	None	Abandon	Yes		
4.	Talbert Ave. - Edwards St. to Goldenwest	Primary	None	Abandon	Yes		
5.	Talbert Ave. - Goldenwest St. to Gothard St.	Primary	Local	-	Yes	Yes	
6.	Ellis Ave. - Bolsa Chica Ave. to Gothard St.	Secondary	Primary	Yes			Yes
7.	Adams St. - 17th St. to Lake St.	Primary	Local		Yes	Yes	
8.	Edwards St. - Talbert Ave. to Garfield Ave.	Secondary	Secondary	Yes			
9.	Adams Ave. - Brookhurst St. to Santa Ana River	Primary	Major				Yes
10.	Clay Street - Main St. to Goldenwest St.	Secondary	Local		Yes		

the City.

- b. Encourage OCTD to provide fixed bus route service within the City with reduced headway times.
- c. Working with OCTD, undertake a land use feasibility study for a future bus terminal site within Huntington Beach.

2. Park-N-Ride Program

- a. Work with OCTD in carrying out a feasibility study for the establishment of a permanent Park-N-Ride facility in the City.
- b. If a permanent Park-N-Ride Facility is proved feasible and necessary, encourage OCTD to provide jitney service from the Park-N-Ride facility to City employment centers.

3. Dial-A-Ride Program

- a. Pursue the Dial-A-Ride program in order to provide residents with an economical and personalized transportation service.

4. Community Fixed Route Program

- a. Pursue the community fixed route bus service only if the Dial-A-Ride program is discontinued by OCTD.

5. Mass Rapid Transit

- a. Work with OCTD, Southern Pacific Railroad and adjoining property owners to protect the Southern Pacific Railroad line that traverses the City as a future mass rapid transit corridor.
- b. Work in conjunction with OCTD and the Multi-Modal Transportation Committee in the preparation of a feasibility study for the establishment of a multi-modal transportation facility in the City of Huntington Beach.
- c. Actively monitor the preparation of the Orange County Multi-Modal Transportation Study.

3.1.4.3 Water Transportation

The following provisions are designed to protect the recreational character of the existing waterways in



the Huntington Harbour-Anaheim Bay marine development and to ensure that any future water-oriented development within the unincorporated Bolsa Chica is comprehensively planned.

1. Monitor the activities of State agencies concerning future ocean access points into the Sunset-Bolsa Chica Bay.
2. Participate with State and County agencies in the planning of future public waterways in Bolsa Chica Bay.
3. Require a comprehensive plan of any water-oriented development that may occur within the areas surrounding Bolsa Chica Bay upon the area being incorporated into the City.

3.1.4.4 Airport Facilities

1. Support development of general aviation airport facilities within Northwest Orange County that reflect the needs of the community.
2. Adopt specific heliport/helistops development guidelines based upon the FAA Heliport Design Guide for incorporation into the City Ordinance Code.

3.2 Scenic Highways Element

The Scenic Highways Element focuses on scenic areas traversed by roadways and seeks the preservation of urban and natural scenic resources adjoining roadways. The objective of this Element is to serve the City's open space objectives while promoting the achievement of the "complete highway", which incorporates safety, utility, economy, and beauty with the surrounding environment. Toward this end, the Element examines Pacific Coast Highway between the Santa Ana River and Anaheim Bay (eligible for official designation as a State Scenic Highway), its scenic potential, and the actions necessary to obtain official status. Certain local roadways are examined for their scenic potential and possible inclusion in a local system of scenic routes. Major beach access routes are also analyzed for their scenic potential and possible designation as landscape corridors.

3.2.1 Issues

Issues relating to the Scenic Highways Element for the City of Huntington Beach are as follows:

- a. Conservation of urban and natural scenic resources adjoining roadways.



- b. Preservation of pleasant and distinctive vistas.
- c. Impact of the auto-highway combination on the local landscape.
- d. Planning for scenic roadways in Huntington Beach which should incorporate safety, utility, economy, and beauty.

3.2.2 Goals, Objectives, and Policies

Goals, objectives, and policies have been formulated to provide basic guiding principles for future growth in scenic areas traversed by roadways. Generally, the goal and policies which follow reflect the statements in the adopted Policy Plan as it relates to scenic resources and aesthetic values.

3.2.2.1 Goal

To protect and enhance the scenic areas traversed by roadways.

3.2.2.2 Objectives

- a. To serve the open space objectives of recreation, enhancement of life, and management of incompatible development of areas which should be preserved for historic, conservation, or public health and safety purposes.
- b. To promote the achievement of a "complete highway" which incorporates safety, utility, economy, and beauty with the surrounding environment.
- c. To maintain and enhance a scenic route as an integral part of the setting through which it passes without imposing undue restrictions on private property or constricting the normal flow of traffic.

3.2.2.3 Policies

To fulfill the preceding objectives, the City should consider the following policies:

- a. Establish the City's responsibility for the protection and enhancement of scenic values within the local circulation system.



- b. Encourage the development of a system of local scenic routes within the City, to be enjoyed by all residents and visitors.
- c. Incorporate the applicable goals of the City's General Plan (e.g., conservation and land use control) into the plans for a local scenic route system.
- d. Direct development along scenic roadways in a manner compatible with the protection of scenic values.
- e. Coordinate the local scenic route system with a network of trails and greenbelts.
- f. Improve and enforce standards for commercial signs along scenic roadways.
- g. Encourage the development of a comprehensive program for undergrounding utilities in the shoreline area.
- h. Eliminate billboards throughout the entire shoreline area.

3.2.3 The Scenic Highways Plan

The Scenic Highways Plan for Huntington Beach is divided into three categories: State Scenic Highways, Local Scenic Routes, and Landscape Corridors.

3.2.3.1 State Scenic Highways

An implementation program has been developed to qualify the ten miles of Pacific Coast Highway from the Santa Ana River to Anaheim Bay for official State Scenic Highway status. Prior to discussion of the actual program, however, some insight into the highway's scenic potential and the City's efforts to remove the billboards is necessary.

a. Scenic Potential

Anaheim Bay lies on the inland side of Pacific Coast Highway. Still a relatively unmodified estuary, it provides the estuarine features now transformed into



the marina development, Huntington Harbour. The Bolsa Chica Marsh is situated opposite Bolsa Chica State Beach, providing a sanctuary for numerous species of waterfowl. Between the Santa Ana River and Newland Street lies another marshy area inhabited by waterfowl species, not as easily visible from the road, however. These scenic resources offer several scenic vistas to the automobile traveler driving along Route 1.

From a general standpoint, almost the entire length of the highway offers a view of a vast expanse of land and water combined - sandy beaches abutting an open sea with Catalina Island in the distance. (The view is interrupted in some locations by high ground separating the beach and ocean from the roadway.)

The Long Beach-Palos Verdes Peninsula can also be viewed in the distance when driving north on the highway between Goldenwest Street and the Bolsa Chica.

In some cases, vistas from Pacific Coast Highway are marred by obstruction of view or blight by uncomplimentary development. Oil production (including off-shore drilling operations), structural blight, off-site advertising, overhead utilities, and air pollution (especially obstructive to distant vistas) are several of the features which inhibit an unobstructed view of scenic resources from Route 1.

b. Effort to Remove Billboards

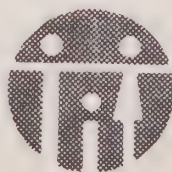
The data collected reveals a ten-year effort by the City to remove billboards along Pacific Coast Highway and thereby qualify the highway for inclusion in the State Scenic Highway system. Although approximately forty billboards have been removed along Pacific Coast Highway near the Santa Ana River, just as many still exist between Beach Boulevard and Anaheim Bay. The City of Huntington Beach is engaged in litigation with the billboard companies.

c. Implementation Program

To qualify Pacific Coast Highway--from the Santa Ana River to Anaheim Bay-- for official State Scenic Highway status the following programs should be pursued:



1. Develop a zoning ordinance to govern development within the corridor, designed to protect and enhance scenic values. The zoning ordinance could include regulations pertaining to:
 - a. architectural review;
 - b. site plan review;
 - c. land uses;
 - d. building heights and setbacks;
 - e. compatible residential densities;
 - f. building coverage;
 - g. lot area;
 - h. on- and off-premise signs;
 - i. screening and landscaping;
 - j. historical preservation; and
 - k. cut and fill operations.
2. Coordinate with the utility companies to underground overhead utilities where possible. Require underground utilities in new developments wherever possible.
3. Enforce maintenance controls, including but not limited to, the following:
 - a. Uniform Building Code;
 - b. Fire Prevention Code;
 - c. Litter Control;
 - d. Weed Control.
4. Utilize conservation and planning legislation wherever applicable to enhance and protect aesthetic and scenic values. An example is the California Land Conservation Act, which makes provision to preserve agricultural, scenic corridor, and open space land.



3.2.3.2 Local Scenic Routes

Many natural resources are contained within the Huntington Beach Planning Area, which includes the incorporated City of Huntington Beach, the territory between the City limits and the centerline of the Santa Ana River Channel, and the unincorporated Bolsa Chica and Sunset Beach vicinity. Some of these resources are in areas adjoining roadways which could be protected and enhanced through a system of scenic highways. Only one roadway within the Planning Area, however - Pacific Coast Highway - qualifies for official status under the established State and County Scenic Highway Programs. A need is therefore recognized for a local system of scenic routes to direct the impact of the auto-highway combination on the community's resources. Based on a set of criteria, two roadways were selected for inclusion in a local scenic route program. These roadways, which are planned but not yet constructed, are:

- (1) Bolsa Chica Street - from Pacific Coast Highway to Warner Avenue.
- (2) Edwards Street - from Pacific Coast Highway to south of Talbert Avenue. (See Figure 3-8.)

Totaling 4.5 miles in length, these two roadways have been identified as scenic routes because of the scenic areas they adjoin, areas worthy of protection and enhancement.

It is important to note that the plan for scenic routes is by no means "fixed." It is flexible and should be molded in conjunction with future planning efforts to realize the maximum benefit for existing and future residents and visitors. In particular, should the realignment of Edwards Street or the extension of Bolsa Chica Street be altered prior to adoption or deleted altogether, the scenic route program will still function effectively. The plan would merely be readjusted to incorporate the alignments as finally adopted.

To establish a system of local scenic routes the following program should be pursued:

1. Continuance of Present Programs

a. Landscaping

1. Continue existing program of landscaping all major, primary, and secondary arterial highways with street trees, within budgetary constraints.



2. Continue existing program of constructing landscaped medians along specific streets in the City, within budgetary constraints. The location of landscaped medians is a function of a street's:

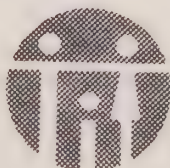
- a. traffic volume
- b. arterial highway classification
- c. relationship to the City Entrance Program.

b. Land Use and Development Controls

- 1. Continue to impose strict grading restrictions on development in sensitive areas.
- 2. Continue to require tree preservation.
- 3. Continue to control landscaping in private developments by requiring landscape plans for all commercial, industrial, and large residential developments (i.e., planned residential developments and residential units built under the apartment standards).
- 4. Continue to require the undergrounding of utilities in all new development.
- 5. Continue to control the development of civic facilities and civic districts to promote aesthetic harmony.
- 6. Continue to insure consistency of architectural design and materials on property to be owned, controlled, or dedicated to the City of Huntington Beach.

2. Initiation of New Programs

Consideration should be given to initiation of the following new programs:



a. Scenic Route Corridors

1. Establish boundaries for scenic route corridors when precise plans of street alignments are adopted.

b. Signing

1. Post signs denoting the local scenic routes. Possible locations include the beginning and end of each scenic route.

c. Landscaping

1. Direct the City's Department of Public Works to establish a design theme for scenic routes. A common theme would distinguish a scenic route by its landscaping and street furniture from other arterial highways.

d. Land Use and Development Controls

1. Enforce a generalized land use plan in the Bolsa Chica through the City's zoning ordinance when the property is incorporated and a comprehensive plan is adopted.
2. Impose building height and setback regulations on all development within the scenic route corridor so as not to obstruct important vistas.
3. Impose sign controls throughout the scenic route corridor which relate to the following considerations:
 - a. protection of scenic vistas
 - b. compliance with public safety
 - c. respect for the proportionate and orderly appearance of advertising in relation to the environment.
4. Implement the program for scenic routes through a zoning ordinance controlling development within the scenic route corridor. The ordinance could include regulations governing:



- a. architectural review
- b. site plan review
- c. land uses
- d. building heights and setbacks
- e. compatible residential densities
- f. building coverage
- g. lot area
- h. historical preservation
- i. on- and off-premise signs
- j. screening and landscaping
- k. grading.

5. Encourage development that blends harmoniously with the natural environment, to result in an attractive appearance from the roadway.

e. Turn-Outs

- 1. Include turnouts in the design of scenic routes, to be constructed as development occurs, to maximize the roadways' scenic potential.

3.2.3.3 Landscape Corridors

Along the western boundary of the City lies the beach-- a unique recreation and resource area. Several local roadways provide regional access to the beach, some of which have been singled out by the California Coastal Zone Conservation Commission (South Coast Region) as potential view corridors and/or scenic routes for automobiles. The view potential of beach access routes is recognized, but it is not felt that these roads should be proposed as scenic routes since they do not possess unique scenic characteristics that would truly qualify them as "Scenic Routes". They are important, however, as access routes to the coast. Consequently, a third category of roadway has been established - "Landscape



Corridor" - to include these major beach access routes requiring special treatment, but not to the extent proposed through the program for scenic routes.

Six roadways were selected for designation as landscape corridors. They are (Figure 3-9):

1. Beach Boulevard - from Adams Avenue to Pacific Coast Highway
2. Brookhurst Street - from Hamilton Avenue to Pacific Coast Highway
3. Goldenwest Street - from the northern boundary of Huntington Central Park to Pacific Coast Highway
4. Lake Street - from Mansion Avenue to Pacific Coast Highway
5. Magnolia Street - from Hamilton Avenue to Pacific Coast Highway
6. Warner Avenue - from Bolsa Chica Street to Pacific Coast Highway.

A possible regulatory program for landscape corridors has been prepared in keeping with the statement of goals and policies discussed previously. The following program should be considered:

1. Continuance of Present Programs

- a. Landscaping

1. Continue existing program of landscaping all major, primary, and secondary arterial highways according to the Standard Plans, City of Huntington Beach, Department of Public Works, within budgetary constraints.
 2. Continue existing program of constructing landscaped medians along designated streets in the City, within budgetary constraints.

- b. Land Use and Development Controls

1. Continue to enforce the existing land use plan through the City's zoning ordinance to assure compatibility of uses.
 2. Continue to impose strict grading restrictions on development in sensitive areas.



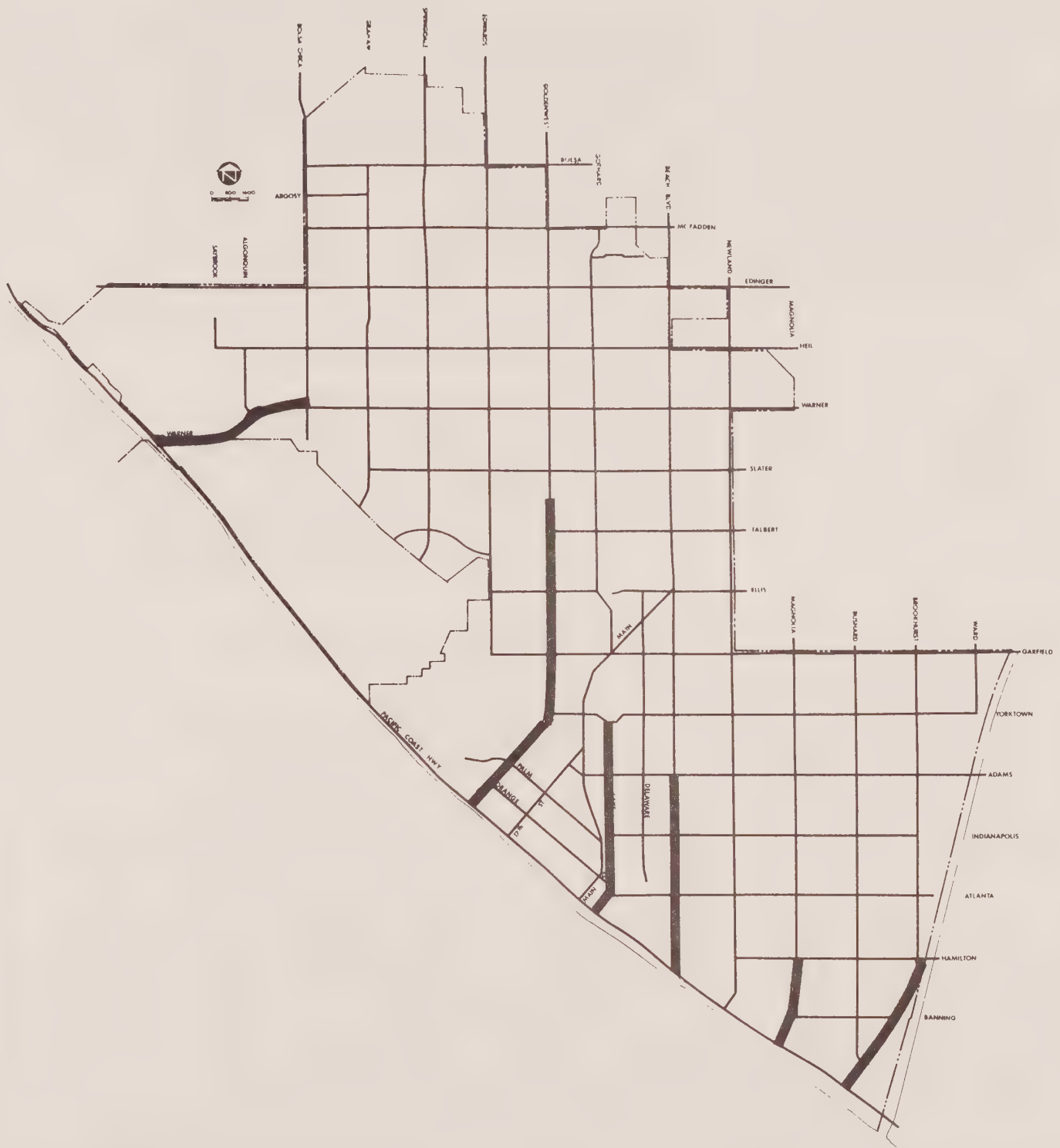


Figure 3-9



LANDSCAPE CORRIDORS huntington beach planning department

3. Continue to require tree preservation.
4. Continue to control landscaping in private developments by requiring landscape plans for all commercial, industrial, and large residential developments.
5. Continue to require the undergrounding of utilities in all new developments.
6. Continue to control the development of civic facilities and civic districts to promote aesthetic harmony.
7. Continue to insure consistency of architectural design and materials on property to be owned, controlled or dedicated to the City of Huntington Beach.
8. Continue to impose building height and setback regulations through ordinances on all development.
9. Continue to impose sign controls.

2. Initiation of New Programs

Consideration should be given to initiation of the following new programs:

a. Landscaping

1. Direct the City's Department of Public Works to:
 - a. readjust priority listing of median and roadway landscaping to ensure that landscape corridors are landscaped as soon as practical.



- b. establish a design theme for landscape corridors. A common theme would distinguish a landscape corridor by its landscaping and street furniture from other arterial highways.
2. Specify type of landscape materials required in private developments fronting on the landscape corridor through the proposed Aboricultural and Landscape Standards and Specifications which will govern on-site landscape construction.

3.3 Housing Element

The Housing Element of the General Plan attempts to provide housing for all economic segments of the community. In specific terms, the Element inventories the issues which are central to the preparation of a Housing Element; identifies housing needs and problems; establishes goals and policies to guide City officials in daily decision making; and sets forth an action program.

3.3.1 Issues

Certain issues must be addressed by the Housing Element for the City of Huntington Beach:

- a. Need to provide housing for all economic segments of the community.
- b. Supply and demand characteristics of the housing market in Huntington Beach.
- c. Increasing cost of housing accompanied by decreasing quality.
- d. Deterioration of existing housing units in the community.

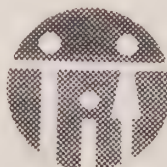
3.3.2 Goals and Policies

The following statements represent the goals and policies of the City of Huntington Beach regarding housing and residential development.

3.3.2.1 Housing

To provide a quality living environment for all people that reside in Huntington Beach by:

1. providing housing opportunity for all segments of the population;



2. providing a variety of housing types in all areas of the City;
3. insuring a wide distribution of low and moderate income housing throughout the City;
4. encouraging the use of newly proven concepts in housing construction;
5. eliminating or preventing blight where such conditions or needs exist;
6. improving and upgrading community facilities and services where necessary;
7. eliminating housing conditions harmful to health, safety and public welfare;
8. conserving and expanding the housing stock especially for persons of low and moderate income;
9. insuring fair housing practices throughout the City.

3.3.2.2 Residential Development

To encourage and maintain a well-balanced variety of residential densities and uncrowded living environments by:

1. rational use of land and other natural resources;
2. encouraging development of neighborhoods that are available and attractive to diverse economic groups;
3. insuring adequate open space in all residential areas.

3.3.3 Housing Needs and Problems

Analysis of the supply and demand characteristics of the housing market in Huntington Beach indicates that a number of problems exist. Primarily, the problems stem from the fact that a substantial number of the City's residents are not able to exercise housing choice and mobility decisions, and are paying more than a reasonable amount for their shelter. Specific problems identified are as follows:

1. Twenty-five percent of all families in Huntington Beach are spending more than accepted norms for their housing.



2. Housing costs are increasing about twice as fast as incomes and will continue to rise rapidly unless means are found to reduce costs.
3. The majority of new housing is designed to meet the needs of families with incomes above the median income level.
4. There is an immediate shortage of approximately 5,500 housing units for low income families.
5. Huntington Beach faces large scale renovation and replacement of housing units in the future unless adequate home maintenance is conducted.
6. New and used housing is not generally being provided for low income families.

3.3.4 The Housing Plan

The program developed to meet community housing needs and problems is divided into three categories: Existing Policies and Programs; New Policies and Programs; and Recommendations for Further Study and Research.

3.3.4.1 Existing Policies and Programs

1. Provide an acceptable level of municipal services to all residential areas.
2. Provide an acceptable level of maintenance in all residential areas, including trash collection, street cleaning and street maintenance.
3. Maintain the existing character of Huntington Beach by carefully analyzing land use fiscal costs and benefits, environmental impact, and consistency with adopted goals and policies.
4. Continue to support equal housing opportunity for all persons residing or wishing to reside in Huntington Beach.
5. Continue utilization of Federal Housing Assistance Programs, such as the Section 8 Existing Housing Program.
6. Maintain membership in, actively participate in and support the Orange County Housing Authority.
7. Continue to allow and encourage the Orange County Housing Authority to be the principal administrator



of low and moderate income housing programs in the City of Huntington Beach.

8. Utilize existing housing units to provide at least a portion of the assisted housing required by low and moderate income families residing in Huntington Beach.
9. Encourage the dispersal of housing types within Huntington Beach.
10. Continue to provide assisted housing units for low and very low income households.
11. Continue to simplify and streamline the application process for residential projects.
12. Continue to analyze problem residential development areas, such as the Townlot, by identifying problems and issues; conducting design studies to achieve better utilization of existing substandard parcels and stimulate ideas for improvement; and instituting appropriate development standards.

3.3.4.2 New Policies and Programs

1. Establish and implement a policy whereby the processing time of zone changes and other project approvals is minimized, especially for projects that include low and/or moderate income housing units.
2. Aggressively seek additional entitlements and discretionary funds available to and appropriate for Huntington Beach as well as additional housing assistance funding provided for under the Housing and Community Development Act of 1974.
3. Begin the Community Analysis Program identified in the first year Community Development Program that would institute a comprehensive analysis of dwelling units and neighborhood conditions in order to prevent or eliminate blighting influences.
4. Assume a leadership role to insure better coordination between local, regional, state and federal governmental agencies regarding the housing needs of the City's residents.
5. Facilitate the construction of new housing units specifically for low and moderate income families



by providing staff support necessary to administer rehabilitation programs where necessary, locating sponsors for assisted housing under available Federal Housing Administration programs, and providing assistance to developers and residents in project packaging and management.

6. Assume responsibility for all environmental documents required for projects containing low and moderate income housing units.
7. Encourage and assist in the conservation, maintenance and improvement of all existing neighborhoods with priority given to problem areas identified by the Community Analysis Program.
8. Encourage rehabilitation of substandard and deteriorating housing through a systematic housing and building code enforcement program.
9. Utilize Housing and Community Development entitlements or other funds to establish the "seed money" for a revolving loan fund for home improvement loans for low income households owning substandard or deteriorating homes who are unable to obtain market rate loans for necessary repairs.
10. Systematically analyze and publish housing market characteristics to encourage housing improvement by indicating housing needs and conditions.

3.3.4.3 Recommendations for Further Study and Research

1. Examine the effects of building codes on housing costs.
2. Examine the utility as well as the problems of establishing low and moderate income dwelling unit quotas in new residential developments.
3. Study the various alternatives for generating local funds specifically for housing needs.
4. Investigate the marketability, feasibility, impacts, and design considerations of "barebones" housing packages to promote reduced housing costs.
5. Examine the feasibility, advantages, disadvantages, and cost benefits of using improvement bonds, special assessments or other devices to provide improvements necessary to residential developments.



3.4 Land Use Element

The Land Use Element provides a generalized picture of anticipated physical development as well as criteria for making land use decisions. Reflecting the findings and recommendations of all the other elements of the General Plan, the Land Use Element serves as a philosophical tool to relate land resources and community needs to urban functions. The Phase II Land Use Element, along with the other General Plan Elements, looks into the future to 1990, not to develop an exact picture of what Huntington Beach will look like, but to make provisions for anticipated development.

In specific terms, the Phase II Land Use Element: (1) presents determinations of the amount of land required for the basic land uses existing in and desired for Huntington Beach; (2) identifies general locations for these land uses on a Land Use Diagram; and (3) presents an implementation program.

3.4.1 Issues

Several basic issues must be addressed by the Phase II Land Use Element for the City of Huntington Beach:

- a. Amount of land to be allocated to each of the various land use categories.
- b. Desired character of the Huntington Beach community.
- c. Need for harmony among the different land uses.
- d. Diversity of the economic base and the potential that continued commercial and industrial development have for achieving this diversity.
- e. Costs and benefits of the different land use types.
- f. Variations in density and the effect on the living environment of Huntington Beach.
- g. Integrating all General Plan Elements into a comprehensive picture of the future.

3.4.2 Goals and Policies

Community attitudes on land use, as reflected in the Policy Plan, have been translated into a summary statement of goals and policies. These goals and policies represent the basic guiding principles for the future development of Huntington Beach.



3.4.2.1 Community Appearance

To develop and maintain high standards of visual beauty within all areas of the City by:

1. Preserving areas of significant scenic beauty such as waterways, bluffs, trees, and historical landmarks; and
2. Utilizing Edison easements for greenbelts and City-owned tree farms.

3.4.2.2 Parks, Recreation, and Open Space

To capitalize on the outdoor and environmental potential of the City by:

1. Acquiring land for parks, open space, and recreation prior to land development, where possible;
2. Developing a system of trails linking the City parks, beaches, and bluffs;
3. Maximizing the preservation of historic, scenic, geological, topographical, and archaeological sites;
4. Developing community centers that combine high schools, community parks, recreational centers, branch libraries, and other uses in one area; and
5. Maximizing the potential of the beaches.

3.4.2.3 Natural Resources

To provide for the proper development, maintenance, improvement, preservation, and use of the City's natural resources by:

1. Developing greenbelts and preserving natural areas of vegetation where possible;
2. Maintaining existing City lakes;
3. Maintaining natural topography;
4. Controlling traffic density to minimize air pollution;
5. Removing and restoring oil production areas as wells become non-productive; and
6. Establishing sanctuaries and preserves for the protection of wildlife in its natural habitat.



3.4.2.4 Shoreline

To develop the shoreline as a unique, irreplaceable regional recreational asset by:

1. Designating areas and standards for the location of high rise and commercial complexes;
2. Providing parking for residents and beach users;
3. Encouraging all governmental entities to improve, coordinate, and maintain the public beaches within the City;
4. Preserving natural tidal areas;
5. Encouraging citizen participation in shoreline development; and
6. Preventing development on the public beaches that is not essential nor recreation-oriented.

3.4.2.5 Housing

To provide and maintain a quality living environment so that members of all economic, social, and ethnic groups may reside in Huntington Beach by:

1. Providing a variety of housing types in all areas of the City; and
2. Providing an adequate level of community services, facilities, improvements, and maintenance in all areas of the City.

3.4.2.6 Community Facilities

To insure a full range of community facilities that provide for the general public's health, safety, and welfare by:

1. Providing utility systems to meet projected demands;
2. Providing meeting centers for civic and other groups;
3. Providing efficient, economical refuse disposal;
4. Encouraging the proper location and planning of facilities such as churches, nursing homes, day care centers, well-baby clinics, etc.; and
5. Encouraging the location of municipal, county, state,



federal, and other governmental facilities within or near the Civic Center.

3.4.2.7 Residential Development

To encourage and maintain a well balanced variety of residential densities and uncrowded living environments by:

1. Encouraging rational use of land and other natural resources;
2. Encouraging development of neighborhoods that are available and attractive to diverse economic groups; and
3. Insuring adequate open space in all residential areas.

3.4.2.8 Commercial Development and Tourism

To insure commercial development that is economically viable, attractive, well related to other land uses, and satisfies the needs of the City's residents; and

To promote the development of services and facilities necessary to support a tourist industry by:

1. Encouraging planned commercial development that will coincide with residential growth;
2. Continuing to diversify the economic base of the City and increasing the tax base;
3. Promoting the revitalization of the Downtown area;
4. Promoting hotel and tourist-oriented retail development in appropriate locations;
5. Encouraging development of commercial complexes as centers of activity;
6. Continuing to promote development of commercial centers; and
7. Distributing commercial centers and relating them to service areas.

3.4.2.9 Industrial Development

To seek out and encourage industrial development that will broaden the City's economic base, that is diversified, that is well related to other land uses, and that provides



local job opportunities by:

1. Encouraging industrial development in several dispersed industrial parks;
2. Locating industrial uses adjacent to compatible land uses;
3. Providing appropriate transportation access to designated industrial areas;
4. Establishing effective environmental standards that minimize the external effects on other land uses and the environment; and
5. Eliminating conflicts between existing industrial uses and non-compatible land uses.

3.4.2.10 Annexation

To annex only those areas with common interests and which can be efficiently and economically served by City facilities through:

1. Utilizing planning to assure that annexed areas are compatible with surrounding areas of the City; and
2. Insuring that annexed areas provide sufficient tax base to assure that the area will not cause tax increases for current residents of the City.

3.4.3 The Land Use Plan

The Land Use Plan reflects the philosophies established in the Phase I Land Use Element, and the decisions contained in the three amendments that have been subsequently adopted. It also establishes a new "general" approach to land use planning in Huntington Beach. The new general nature of the Land Use Plan makes the comprehensive General Plan a flexible document allowing numerous implementation alternatives. In this manner, while the General Plan offers a definitive policy guide for the future, it can also be responsible to the changing needs of the community.

The development patterns included in the Land Use Plan are characterized by a mixture of low, medium and high density residential areas that are collectively considered as moderate development. The residential districts or neighborhoods are provided the appropriate commercial



service and public facilities necessary for a self-contained residential unit. The mixture of residential densities provided in varying locations should enhance the suburban residential image of Huntington Beach. It should also provide a variety of housing choices and types. With proper implementation, it should not price potential residents out of the market.

The Land Use Plan indicates that all remaining residentially designated properties will be developed at densities consistent with those described in the Land Use Element Background Report and approved in previous amendments. It also indicates the standards and criteria that will apply to all types of land uses throughout the City (included in Section 3.4.3.1 of this report).

The Land Use Plan allows high density development in specified areas and only after careful consideration as to environmental impacts, traffic generation, impact on public services, compatibility with surrounding land uses and overall desirability. At ultimate development, higher but not high concentrations of dwelling units and people may be located in areas near the beach. This should reestablish a beach orientation for a substantial number of Huntington Beach residents. Higher density residential development will also be located in nodes throughout the remainder of the City.

3.4.3.1 Standards and Criteria

Land use standards and criteria for the Huntington Beach Planning Area have been developed as part of the Phase II Land Use Element. These standards and criteria are designed to serve as a general guide for the future development of Huntington Beach in terms of location of uses, allowable residential densities, etc. Based on these standards and criteria, guidelines as to intent and purpose can now be clearly defined for reflection in the zoning code and other implementation tools.

Residential

The intent of the Phase II Land Use Element is to maintain the existing character of Huntington Beach while providing a decent home and suitable living environment for all persons residing in the City. To satisfy the housing needs of the community, the Land Use Plan provides for all types of housing. The specific residential land use categories established for the General Plan are discussed on the following pages. All of the residential categories are described in terms of dwelling units per



gross acre. Although each category defines the general types of housing units suitable for that category, a variety of housing types - single family detached, clustered units, apartments - might be allowed provided the maximum number of dwelling units does not exceed the maximum for that particular category.

1. Estate: This residential category of single-family development is primarily intended to add to housing variety, increase spaciousness, and enhance the open space character of certain portions of the City. Allowable densities are 2 or less and 4 or less dwelling units per gross acre. General criteria for determining the location of estate residential are:
 - a. areas where public facilities and services are utilized to capacity or above and expansion is not possible or desirable;
 - b. areas subject to natural hazards such as seismic risk, flood potential, problem soils, or topographic limitations;
 - c. areas that are undeveloped or underdeveloped;
 - d. areas adjacent to natural reserves, parks, and recreational facilities; and/or
 - e. areas where undivided acreage is held under common ownership.
2. Low Density: This residential category includes the areas of Huntington Beach where single-family detached dwelling units now exist or will be constructed. The allowable density is 7 or less dwelling units per gross acre. Low density planned unit cluster development is allowable under this land use designation. The primary criteria for the location of low density residential development are:
 - a. that it is within neighborhoods bounded by the arterial street system;
 - b. neighborhood facilities such as schools and parks are convenient to the area;
 - c. the area is served by convenient commercial development.
3. Medium Density: This type of residential use is designed to encourage and concentrate the development



of housing of a more intense nature than single-family detached dwelling units. Duplexes, triplexes, apartments, condominiums, and townhouse developments will predominate in this category. Single family homes, such as patio homes, may also be suitable. The allowable density is 15 or less dwelling units per gross acre. The criteria for medium-density residential is as follows:

- a. Locate in close proximity to commercial and other business areas, educational and institutional facilities, cultural, and other public facilities (e.g. transportation routes).
 - b. Should serve as a buffer or transition area between low density or estate residential and more intense land uses, where possible.
4. High Density: This residential land use designation is designed to accommodate the most intense and concentrated residential development in the City. Although most types of housing units and spatial arrangements would be permitted subject to the density standards, the most typical housing type will be apartments. Mostly congregated into large garden type complexes, high rise would also be suitable in these areas. Locational requirements are as follows:
- a. in or adjacent to intensive land use areas;
 - b. near major transportation routes and highways;
 - c. in proximity to commercial areas and other activity areas;
 - d. near or highly accessible to work areas; and
 - e. high rise where scenic and view potential exists.

The density allowable in high density residential areas is more than 15 units per gross acre.

5. Residential Neighborhood Standards: Huntington Beach utilizes the concept of neighborhoods to serve as a general guide for the development of residential areas into functional units. Density designations do not necessarily need to be identical and in the



interest of housing variety, compatible land use designations should be assigned within neighborhoods. Residential neighborhoods should meet the following criteria as well:

- a. average population of 2,500 people;
- b. average area of 160 acres;
- c. arterial streets should provide boundaries but should not pass through neighborhoods;
- d. interior streets should be short and curvilinear where possible and utilize cul-de-sac and/or other design practices to prevent vehicular intrusion into the residential area;
- e. parks, elementary schools, convenience commercial, and other suitable facilities should be within walking distance; and
- f. pedestrian and vehicular access to arterial streets should be limited.

Commercial

Huntington Beach has approximately 1,235 acres of land designated for commercial use. The commercial land use categories established for the General Plan are as follows:

1. General Commercial: The majority of the land designated for commercial use falls under this category. The types of uses that are specifically allowed are:
 - a. convenience and neighborhood commercial developments;
 - b. community shopping centers;
 - c. regional shopping centers; and
 - d. highway related commercial uses.

In addition, hotels, motels, and office professional uses would be permitted.

Criteria for commercial uses are presented in Figure 3-10. These criteria should be used to guide zoning decisions relating to commercial uses.

2. Office Professional: This category of commercial



CITY OF HUNTINGTON BEACH
LAND USE ELEMENT
CRITERIA FOR COMMERCIAL USES

CATEGORY	POPULATION SERVED	AREA REQD.	MAXIMUM SERVICE DISTANCE	FUNCTION	LOCATION
Convenience	3000 people	$\frac{1}{2}$ - $1\frac{1}{2}$ Acres	$\frac{1}{2}$ mile	Major tenant food pick up market to serve neigh- borhood.	Intersection of local or second- ary arterial streets.
Neighborhood	About 10,000 people	$1\frac{1}{2}$ -10 Acres	1 mile	10-15 re- tailers, major tenant supermarket & often in- cludes service stations.	Major & primary arterial inter- sections.
Community	15,000 people or more	10-35 Acres	10 to 15 min. drive	Anchor tenants are usually jr. dept. store &/ or market.	Major & primary arterial intersections.
Regional	100,000	35 Acres & over	Up to 30 min. drive	Supplements down- town anchor tenants; one to five major dept. stores.	Major arterial & freeway junction.
Highway/ Arterial Related	Varies	Varies	Varies	Service stations, drive-in restaurants, motels, etc.; also desirable to combine with urban arterial com- mercial uses such as auto- mobile sales, furniture and appliance stores, enter- tainment and amusements, etc.	Along primary & major arterials and highways; freeway inter- changes.
Professional/ Administrative	Varies	Varies	Varies	Insurance, real estate, branch banks, attorneys' offices, other personal and private services.	Major and pri- mary arterial intersections.
Medical/ Dental	Varies	Varies	Varies	Medical and dental.	Adjacent to or centered around hospitals.
Mixed Development	Varies	Varies	Varies	Planned com- mercial de- velopments in- tegrated with various land uses.	Freeway inter- changes, tourist centers.



Figure 3-10

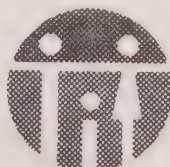
land use includes land for the exclusive development and/or continued use of low intensity professional and administrative offices. Typical uses found in this category would include insurance, real estate, branch banks, medical offices, attorneys' offices and other personal and private services. These uses should be located, depending upon their functional relationship to other uses, near commercial, general business or government office nodes. Medical or dental offices should be located adjacent to or centered around hospitals. Supporting residential and commercial uses are also permitted.

3. Mixed Development: Mixed development (or multiple use commercial) is designated for the property north of the Huntington Shopping Center and in the Downtown Redevelopment Area near the pier and contiguous with the City Beach. Types of uses allowable are:
 - a. retail and specialty commercial;
 - b. office-professional;
 - c. hotels and motels;
 - d. residential;
 - e. public facilities;
 - f. light industrial uses; and
 - g. open space and recreational facilities.

Industrial

In determining the suitability of tracts of land for industrial development, the following should be considered

1. the nature of existing industrial development;
2. the anticipated future need for industrial land;
3. present and projected surrounding land uses;
4. economic conditions;
5. availability of adequate transportation facilities;
6. availability of public facilities and services; and
7. physical site characteristics.



1. General Industry: Most industry that is considered desirable and compatible with the residential character of Huntington Beach is commonly known as "light industry." Light industry produces minimum emissions of smoke, dust, fumes, vibration and noise.

Generally, industrial development is limited to specific areas solely for industrial use and/or industrial parks. Proximity to arterial streets and access to the freeway are considered extremely important. Typical uses would include research and development; electronics; office-type industrial; distribution; warehousing; etc.

Public Uses

The general category of public uses includes publicly owned, quasi-public and institutional facilities that are necessary to support the community by providing educational, cultural, and functional opportunities. Open space is included as a category and incorporates recreational and conservation resource areas.

1. Public, Quasi-Public, and Institutional: This category includes:

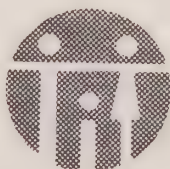
- a. government facilities;
- b. schools;
- c. utilities;
- d. churches;
- e. libraries;
- f. historical sites; and
- g. fire facilities.

Locational criteria for public, quasi-public, and institutional uses vary by type and size of facilities. (See Figure 3-11.)

2. Open Space: Open space in Huntington Beach is organized into seven categories:

- a. scenic corridors;
- b. recreation area;
- c. resource preserve;
- d. neighborhood park;
- e. water area;
- f. resource production; and
- g. planned open space development.

Definitions of these categories are presented in Section 2.1.4 of this report. Criteria for open space use are presented in Figure 3-12.



CITY OF HUNTINGTON BEACH
LAND USE ELEMENT
CRITERIA FOR INSTITUTIONAL USES

LIBRARIES

FACILITY	LOCATION	FUNCTION	MISCELLANEOUS
Central Library	Geographic center of the City.	Central repository & administrative headquarters of library system.	250,000-350,000 volumes sophisticated informational, reference, & bibliography materials. Substantial cultural center depth in general interest areas.
Major Branches (Three)	At existing Main St. site, the North part of town, & Talbert Valley.	Serves as a supplemental facility to central library.	35,000-50,000 volumes, basic collection in general interest areas. Sufficient resources for children, basic informational & research materials for adults & students. Adequate professional personnel.
Bookmobile	Movable facility	Provide convenience to library users especially young children.	Travels to neighborhoods schools, shopping centers, & etc.
Sub-Branch	Near intensive use areas, on arterial	Serves primarily as a book pickup & return.	2,500 to 5,000 sq. ft. depending upon location & population density.

FIRE FACILITIES

Fire Stations	One fire station within 2 miles of all built up sections of the City.	Location of fire companies should be based upon building fire flow requirement. Fire Flow . 2,000 gpm or less 1 engine co. within 2 miles 1 ladder co. within 3 miles	Fire Boat: 1 fire boat with a capacity of 500 gpm within 5 min./90% of time in all marine protection areas. Paramedic Unit: 1 unit within 5 min/80% of time in all populated areas of the City.
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FACILITY	LOCATION	FUNCTION	MISCELLANEOUS
		<ul style="list-style-type: none"> . 4,500 gpm or less 1 engine co. within 1-1/2 miles 1 ladder co. within 2 miles . 7,500 gpm or less 1 engine co. within 1 mile 1 ladder co. within 1-1/2 miles 	
Adminis- tration	Civic & Fire Head- quarters	Provide administration & public information services & fire prevention.	
Support facili- ties	Where appropriate	<ul style="list-style-type: none"> A. Central fire training facility. B. Central city- wide communication C. Fire apparatus maintenance & supply facility. 	Fire training facility in industrial area.
<u>CIVIC FACILITIES</u>			
Civic Center	On arterial street con- venient to citizens.	Administrative & legislative center.	
Corpor- ation Yard	In industrial area convenient to all parts of city.	Maintenance & storage of City-owned equip- ment.	Facility would primarily serve public works, & service City vehicles; limited service would be provided for police, fire & harbors & beaches.
Civic Auditorium & Conference Center	In the downtown area. Near hotel complex & specialty shop area.	Facilities for com- munity activities & conventions.	Facility would hold meetings, conferences, conventions, & theatre activities.

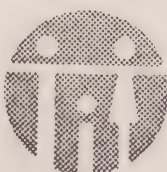


FACILITY	LOCATION	FUNCTION	MISCELLANEOUS			
Municipal Parking Areas	Beach area & downtown areas.	Provide public parking.	Developed by municipal parking authority.			
<u>QUASI PUBLIC FACILITIES</u>						
FACILITY	LOCATION	FUNCTION	MISCELLANEOUS			
Church, Rest Home, Private School, Clubs, etc.	Intersection of primary & secondary or two secondary high-ways.	Provide facilities & activities that are public in nature, but private in scope.	Sites should be of an adequate size for function, provide parking; facility should be integrated & compatible with the area it's located in.			
<u>POLICE FACILITIES</u>						
FACILITY	LOCATION	FUNCTION				
Patrol Units	One within 1½ min. of emergency call. 5 min. for non-emergency call.	Protection of life & property. Prevention of crime.				
Police & Administration Facilities	Civic Center	Provide administration, training & public information. Investigation services-communication, detention.				
Support Facilities	Where necessary & appropriate.	Police garage & heliport maintenance of vehicles & helicopters, pistol range.				
<u>SCHOOL FACILITIES</u>						
FACILITY	GRADE	DESIGN AND LOCATION	SPACE REQUIRED	SERVICE RADIUS	ENROLLMENT	MISCELLANEOUS
Elementary	Grades K-8	On local st. within neighborhood (Qtr. sec.);adjacent to neighborhood park.	8-15 acs	½ - ¾ mi	700	Elementary school should be accessible from dwelling unit by foot without crossing any arterial.

88



FACILITY	GRADE	DESIGN AND LOCATION	SPACE REQUIRED	SERVICE RADIUS	ENROLL- MENT	MISCELLANEOUS
Intermediate (Junior High)	Grades 7-8	Should be away from major arterials near concentration of dwelling units.	14 - 15 Acres	1 mile	840 to 1200	Ideally ad- jacent or near park facili- ties. Pedes- trian access important.
High	Grades 9-12	On arterial street, conven- ient access, proximity to other facili- ties is desir- able.	50 Acres	2 miles or more	3000	Should be located ad- jacent to a community park area. School should be screened from noises or objectionable uses.
Community College	Grades 13-14	On arterial St. convenient to all areas near fwy.	50 Acres & above	1 mile walk or Bus/auto distance.	5000 - 15,000	Provides higher education & cultural programs for the community.



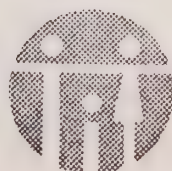
CITY OF HUNTINGTON BEACH
LAND USE ELEMENT
CRITERIA FOR OPEN SPACE USES

PARKS

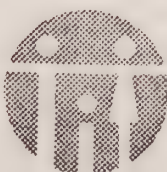
CATEGORY	SIZE	POPULATION SERVED	LOCATION	FUNCTION	TYPICAL FACILITIES
NEIGHBORHOOD	2 to 3½ Acres	½ mile service radius; avg. pop- ulation 2,500 to 3,500.	Adjacent to el- ementary school when possible. Safe & conven- ient access to neighborhood residents; away from arterial streets; on local street.	Primarily children 5-14 yrs. old; also preschool children & family groups; dual use with school fac- ilities.	Closely re- lated to elementary school; contains playground facilities.
COMMUNITY	10-40 Acres	Service radius 1 mile to 1½ mile; 40-50 thousand popula- tion.	Ideally adjacent to high schools; close to ath- letic field for dual purpose.	Serves sev- eral neigh- borhoods; provides for broader rec. needs than neighborhood park does.	May provide both in- door & out- door facil- ities.
REGIONAL	50 Acres and above	Popula- tion ser- ved varies; service radius 30/40 mi.; 1 hour drive.	Where natural features & pop- ulation demands exist.	Serve inter- City, County, & inter- County needs.	Land and/or water fac- ility with scenic character; regional beach fac- ilities.

SPECIAL FACILITIES

RECREATION CENTERS	10,000 Square Feet	60,000	In community parks & other appropriate areas.	Multi-pur- pose func- tions: Meetings, Barbecues, Dances Senior- Citizen, etc.	Multi- purpose Building.
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CATEGORY	SIZE	POPULATION SERVED	LOCATION	FUNCTION	TYPICAL FACILITIES
EDISON POWER LINE	Approx. 6 miles length by 200 feet.	Areas linked together by the easement.	Southeast- ern part of the city.	Neighborhood & community parks; where it abuts schools; natural areas in the remainder.	Neighborhood & community park facili- ties. Bike, horse & hiking trails; natural areas.
GOLF COURSE	100- 140 Acres	Varies	Where appropriate.	Serve public golf needs.	18-hole course, club house & pro shop.
NEIGHBOR- HOOD BEACHES	1/3 Acre	Neigh- borhood oriented.	On inland waterways in locations accessible to the public.	Swimming & Sunbathing	Quiet water orientation.
MARINA	Varies	Varies	Appropriate quiet water areas.	Boat & boat oriented activities.	Boat docks, fuel & stor- age. Yacht club, restau- rant.



Planning Units

A few locations within the Huntington Beach Planning Area remain undesignated for the specific types of land uses previously discussed. They remain so due to one or more of the following reasons:

- a. the problems are detailed and require analysis beyond the scope of the General Plan;
- b. the long term nature of existing interim uses precludes decision-making until a future date; and/or
- c. the generality of a planning unit designation is most appropriate because of unique development goals for the affected areas.

Two categories of Planning Units are:

1. Planning Reserve: Planning reserve is a broadly defined interim designation intended for areas where long term comprehensive planning and development is anticipated. Uses may include:
 - a. Land areas in a pre-development phase that are not yet fully planned or ready for immediate development.
 - b. Land in transition to ultimate use that may be designated as a "holding" zone (such as the RA or LU District).
 - c. Resource production areas including land used for agriculture or oil extraction purposes. (Oil extraction may be combined with land designated as industrial, residential-agriculture, or residential use.)

The intent of this category is not to preclude development, but to identify such areas as deserving special attention and planning effort.

2. Planned Community: This designation is intended to provide for the comprehensive, coordinated planning and development of an identifiable area of land so as to take advantage of the benefits of large scale community planning. The planned community designation allows for the creation of a quality living environment through implementation of a development plan on a minimum fifty (50) acre increment of a designated area. Processing the development plan will follow existing City zoning



and subdivision codes. Specifically, through the process of subdivision, site plan and circulation plan reviews, integrated developments will be established which are in conformance with the policies of the General Plan.

Resource Production

This designation is for areas which are deemed likely to remain in resource extraction for the life of the planning period and as such constitute a major land use under the Land Use Element. At some future time the useful life of the resource will end and further refinement of potential uses for the properties will be necessary.

3.4.3.2 The Land Use Diagram

The Land Use Diagram (Figure 3-13) designates in general the proposed distribution, location, and extent of land uses. Note that the Land Use Diagram does not delineate land uses as would a zoning map. On the contrary, the Diagram is general in nature and reflects a policy of greater flexibility.

Minor supporting land uses which do not set the character in a planning area are not designated on the Land Use Diagram. A set of policies guide the development of these minor land uses but do not designate precise locations. (See Figure 3-14 for a map indicating the general location of community facilities.) The broad land use categories established by the Land Use Diagram allow the flexibility necessary to deal effectively with evolving physical development pressures.

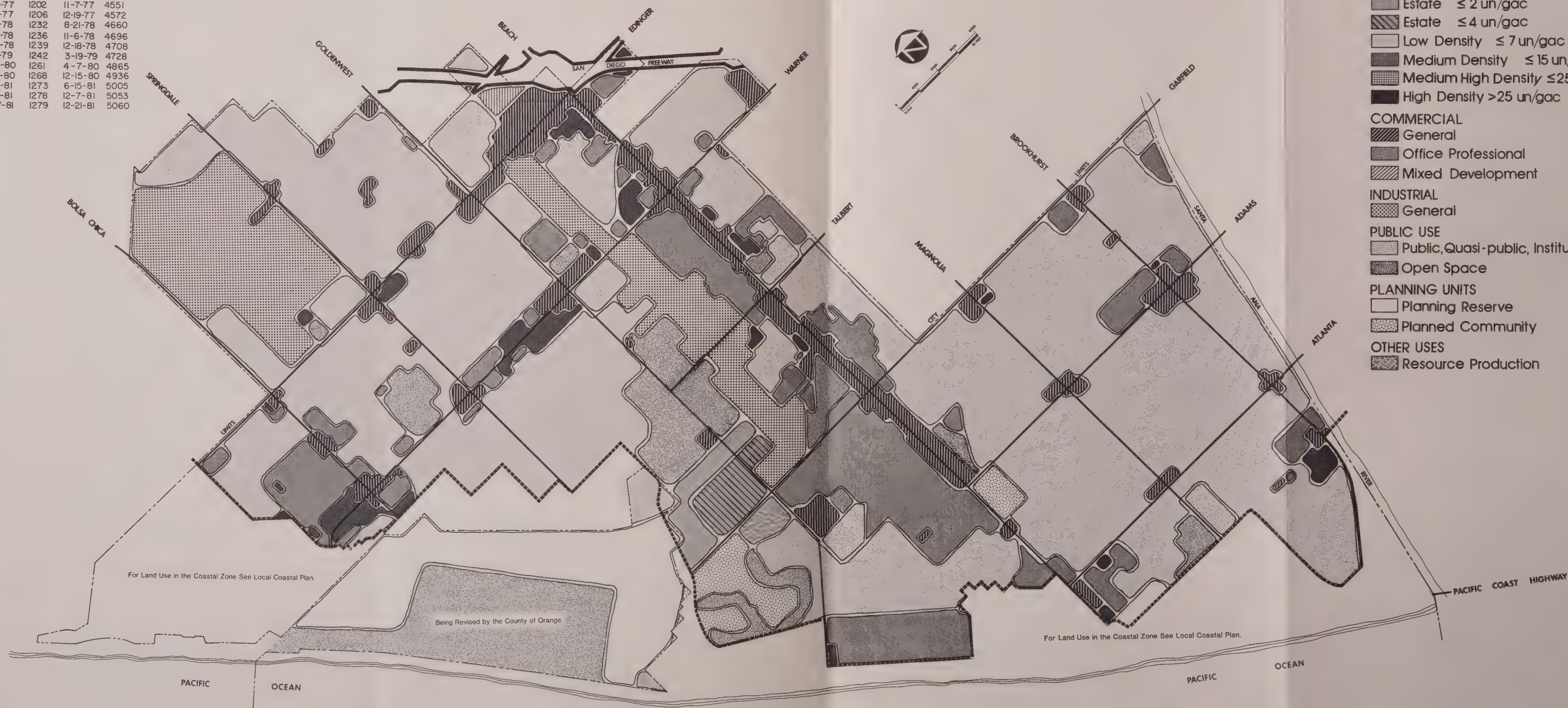
Numerous implementation alternatives are permitted under the Land Use Diagram due to its general nature. In this way, the General Plan can be responsive to the changing needs of the community without having to carry out time-consuming amendments to the Land Use Element as frequently as have been required in the past.

When designating an area for a certain land use, the key concept to consider is the character of the area. For





AMENDMENTS			
PLANNING COMM.	CITY COUNCIL	DATE RESOLUTION	DATE RESOLUTION
11-6-76	1187	12-6-76	4368
6-7-77	1196	8-1-77	4484
9-29-77	1202	11-7-77	4551
12-6-77	1206	12-19-77	4572
8-1-78	1232	8-21-78	4660
10-17-78	1236	11-6-78	4696
11-21-78	1239	12-18-78	4708
3-6-79	1242	3-19-79	4728
3-18-80	1261	4-7-80	4865
10-21-80	1268	12-15-80	4936
5-19-81	1273	6-15-81	5005
11-3-81	1278	12-7-81	5053
11-17-81	1279	12-21-81	5060



Land Use Categories

RESIDENTIAL

- Estate ≤ 2 un/gac
- Estate ≤ 4 un/gac
- Low Density ≤ 7 un/gac
- Medium Density ≤ 15 un/gac
- Medium High Density ≤ 25 un/gac
- High Density > 25 un/gac

COMMERCIAL

- General
- Office Professional
- Mixed Development

INDUSTRIAL

- General

PUBLIC USE

- Public, Quasi-public, Institutional
- Open Space

PLANNING UNITS

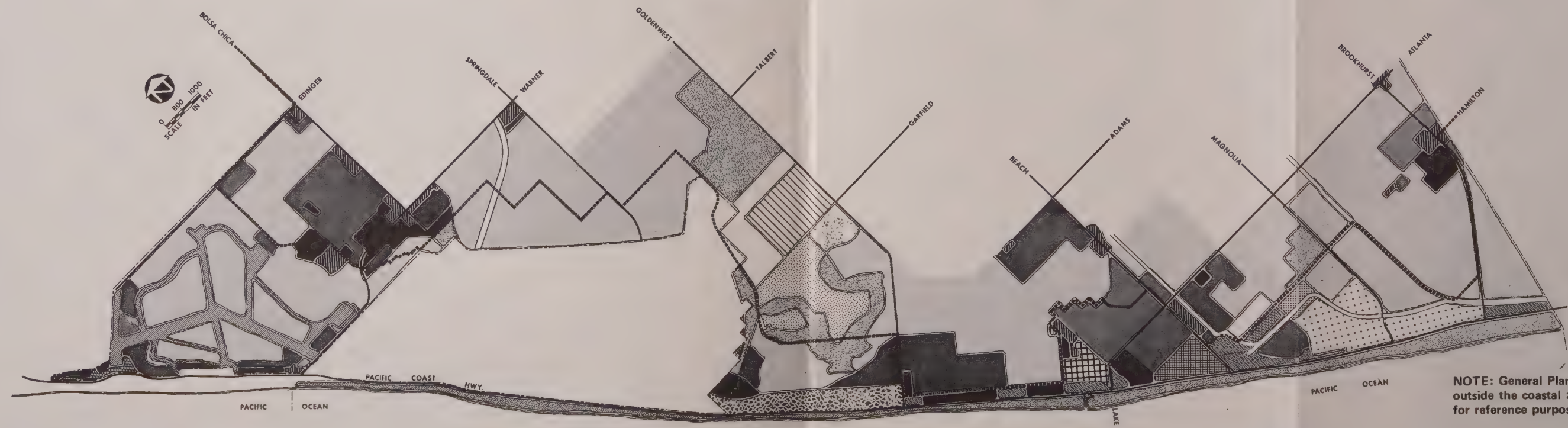
- Planning Reserve
- Planned Community

OTHER USES

- Resource Production

Land Use Categories

- | | |
|--|--|
| <p>RESIDENTIAL</p> <ul style="list-style-type: none"> □ Estate ≤ 2un/gac ▤ Estate ≤ 4un/gac ▥ Low Density ≤ 7un/gac ▦ Medium Density ≤ 15un/gac ■ High Density > 15un/gac <p>COMMERCIAL</p> <ul style="list-style-type: none"> ▨ General ▩ Visitor - Serving ▪ Mixed Development <p>MIXED USES</p> <ul style="list-style-type: none"> ▧ Office/Residential ▩ Commercial/Support Recreation | <p>INDUSTRIAL</p> <ul style="list-style-type: none"> ▨ General ▩ Resource Production <p>OPEN SPACE</p> <ul style="list-style-type: none"> ▥ Water ▦ Conservation ▧ Recreation <p>OTHER USES</p> <ul style="list-style-type: none"> ▨ Public, Quasi-Public, Institutional ▩ Planned Community ▪ Planning Reserve ▧ Industrial Energy Production |
|--|--|
- COASTAL ZONE BOUNDARY



NOTE: General Plan designation immediately outside the coastal zone boundary are shown for reference purposes.

Figure 10.10

instance, an area may be primarily residential but include an elementary school and a convenience commercial center. The character of such an area is residential and it is so designated. Although the school and commercial center are not residential uses, they are supportive of the residential use and are uses considered normal in any residential area. However, as an example, if the commercial center was part of a significant commercial district serving more than the surrounding residential development, then a commercial designation would be in order.

Beyond considering the character of an area, there are no hard and fast rules for determining whether a land use should be specifically designated or simply be considered as permissible under another land use category. However, size is used as a criterion. Figure 3-15 delineates the size criteria for each land use type. However, the character of an area is the most important consideration. Consequently, an elementary school might contain more than twenty acres but still be designated a residential area. The service area of the non-residential land uses should also be considered. Commercial uses may serve more than the immediate neighborhood and as such constitute more than a supporting land use for the neighborhood.

The Land Use Diagram is intended to be proactive, not reactive. As a result, the Diagram, in general, will show planned uses rather than reflecting existing uses. However, if a particularly large area is a public utility or a school, for example, then designating such a use with a consistent designation is reasonable.

3.4.3.3 Statistical Summary

The acreages devoted to each of the various land use categories are outlined in Figure 3-16. Based on the acreage totals for residential use, an estimated 223,000 persons are projected to occupy a maximum of approximately 85,000 units. A complete discussion of projected population and dwelling unit totals is included in the Environmental Impact Report on the General Plan (Huntington Beach Planning Department, August, 1976).

3.4.3.4 Implementation Program

The implementation program for the Land Use Plan is divided into three categories:

1. Existing Policies and Programs - includes policies and programs that are merely continuations of existing

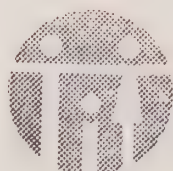


SIZE CRITERIA FOR DETERMINING LAND USE DESIGNATIONS

<u>LAND USE CATEGORY</u>	<u>CRITERIA*</u>
Residential	
Estate	1 acre or more
Low Density	1 acre or more
Medium Density	1 acre or more
High Density	1 acre or more
Commercial	
General	1½ acres or more
Office-Professional	10 acres or more
Mixed Development	1½ acres or more
Industrial	
General	1½ acres or more
Public Uses	
Public, Quasi-Public , Institutional Open Space	20 acres or more (A) For parks-community parks, Huntington Central Park or 20 acres of more. (D) All others - 20 acres or more
Planning Units	
Planned Community Planning Reserve	50 acres or more Any size
Other Uses	
Resource Production	20 acres or more

*If a land use does not meet the criteria, a designation more appropriate to the character of the area will be assigned. The criteria should be applied flexibly since determination of the character of an area is the overriding issue.

Figure 3-15



LAND USE ELEMENT
STATISTICAL SUMMARY

<u>STATUS</u>	<u>LAND USE CATEGORY</u>	<u>GROSS ACRES</u>
Incorporated	Residential	11,470
	Estate	287
	Low	8,846
	Medium	1,857
	High	480
Incorporated	Commercial	1,401
	General	1,104
	Office-Professional	102
	Mixed Development	195
Incorporated	Industrial	1,411
	General	1,411
Incorporated	Public Uses	2,142
	Public, Quasi-Public, Institutional	727
	Open Space	1,415
Incorporated	Planning Units	606
	Planning Reserve	173
	Planned Community	433
Incorporated	Other Uses	144
	Resource Protection	144
	Subtotal (Incorporated)	<u>17,174</u>

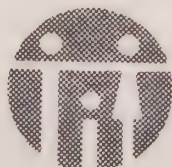
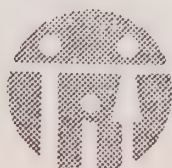


Figure 3-16

<u>STATUS</u>	<u>LAND USE CATEGORY</u>	<u>GROSS ACRES</u>
Unincorporated (Sunset Beach)	Residential	<u>100</u>
	Medium Density	100
	Commercial	<u>15</u>
	General	15
	Public Uses	<u>36</u>
	Open Space	36
Unincorporated (Bolsa Chica)	Public Uses	<u>530</u>
	Open Space	530
	Planning Units	<u>1,095</u>
	Planning Reserve	1,095
	Subtotal (unincorporated)	<u>1,776</u>
	Total (Planning Area)	<u>18,950</u>



City policies and programs.

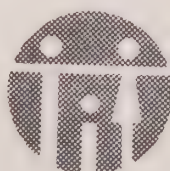
2. New Policies and Programs - includes policies and programs that should be implemented in the near future.
3. Further Investigation - includes items of concern requiring further investigation and analyses.

Existing Policies and Programs

1. Continue to utilize the Specific Plan to implement the General Plan, where appropriate.
2. Continue to conduct special area studies.
3. Continue to work with the property owner to establish a development plan for the Seacliff Planned Community.
4. Continue to work with State and County officials to determine the appropriate land uses for the planning reserve at the mouth of the Santa Ana River.

New Policies and Programs

5. Adopt the Land Use Diagram as the official statement of land use planning for the City of Huntington Beach.
6. Adopt the land use criteria (Figures 3-10 through 3-12) and the land use categories (Figure 3-16).
7. Adopt the following residential density standards:
 - a. Estate Residential: maximum 2 units/gross acre;
 - b. Estate Residential: maximum 4 units/gross acre;
 - c. Low Density Residential: maximum 7 units/gross acre;
 - d. Medium Density Residential: maximum 15 units/gross acre;
 - e. High Density Residential: more than 15 units/gross acre.
8. Institute and actively pursue a program to facilitate development consistent with the General Plan through streamlining and simplifying necessary processes and eliminating unnecessary ones.



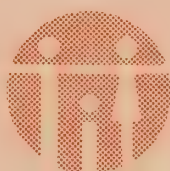
9. Revise Division 9 of the Huntington Beach Municipal Code to eliminate provisions and uses that are not consistent with the goals and policies of the General Plan.
10. Identify all properties not presently zoned in conformance with the General Plan and institute zone changes.
11. Establish a systematic method of reviewing and updating, where appropriate, the Land Use Element and the General Plan.

Further Investigation

12. Investigate existing industrially general planned and/or zoned parcels within the City and recommend retention or deletion as well as alternative land uses.
13. Investigate the excess commercially zoned property on Beach Boulevard and recommend retention or deletion as well as alternative land uses.
14. Investigate and recommend alternative land uses for the Bolsa Chica Planning Reserve.

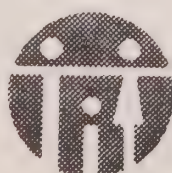


section 4
zoning and
general plan
consistency



The General Plan has a long range time frame and details the goals of the community. Zoning, on the other hand, is a single-purpose, short range tool for implementing the General Plan. Just as it is important that the General Plan reflect the desires of the community, it is equally important that zoning is consistent with the intent of the General Plan. This is a matter of law as well as reason. Section 65860 (a) of the Government Code stipulates, "County or City zoning ordinances shall be consistent with the General Plan..."

Consistency between zoning and the General Plan is not as simple as determining exactly which one zoning classification should implement a specific General Plan land use designation. Several zoning classifications may be consistent with a particular land use designation depending on whether they meet the intent of the General Plan. This relationship is necessary so that zoning can implement very specifically the land uses which appropriately reflect the intended character of an area as delineated in the General Plan.



A zone is consistent with the General Plan in any specific application if the zone furthers or possesses a measure or significant degree of compatibility with the General Plan policies and programs. Determination of consistency is to be made by reference to the policies and programs of all of the elements of the General Plan.

4.1 Zoning Consistency with the Elements of the General Plan

In practice, consistency between a zoning proposal and the General Plan will be determined by considering all of the policies and programs of each element of the General Plan and their relationship to the proposed zoning.

The Land Use Element policies can be translated into a form suitable for relatively easy analysis of consistency questions. Reference may be made to the Zoning and Land Use Element Matrix (Figure 4-1) to determine which zoning classifications are clearly consistent with which land use designations. If a zone is not shown as clearly consistent with a particular land use designation, reference may be made to the size criteria for determining land use designations (Figure 3-15). If the size criteria therein do not disallow the possibility of a finding of consistency, then a finding of consistency between the zone and the Land Use Element may be made by reference to the locational criteria contained in the Land Use Element.

Unlike the Land Use Element policies, the policies of the other elements of the General Plan are not easily organizable into matrix form. Consequently determination of consistency must be made through a policy by policy analysis of each element.

4.2 Finding of Consistency

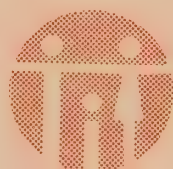
A finding of consistency may only be made after analysis of the proposed zoning in terms of all nine elements of the General Plan. A finding of consistency with only one of the elements, such as the Land Use Element, is not sufficient for a finding of consistency with the General Plan. After considering all nine elements, a finding of consistency with the General Plan may be made for the zoning proposal in question if it can be shown to further or possess a measure or significant degree of compatibility with the General Plan policies and programs.



LAND USE CATEGORIES	ZONING CLASSIFICATION	RESIDENTIAL DISTRICT							COMMERCIAL DISTRICT					INDUSTRIAL DISTRICT			MISCELLANEOUS DISTRICTS									
		R1	R2	R3	R4	MH	-AR	-PD	R5	C1	C2	C3	C4	M1-A	M1	M2	RA	A1	SP-1	S1	CF-	-CD	-0.01	-02	ROS	-MS
1.0 RESIDENTIAL																										
1.1 ESTATE																										
1.2 LOW DENSITY																										
1.3 MEDIUM DENSITY																										
1.4 HIGH DENSITY																										
2.0 COMMERCIAL																										
2.1 GENERAL																										
2.2 OFFICE PROFESSIONAL																										
2.3 MIXED DEVELOPMENT																										
3.0 INDUSTRIAL																										
3.1 GENERAL																										
4.0 PUBLIC USE																										
4.1 PUB., QUASI-PUB., INSTIT.																										
4.2 OPEN SPACE																										
5.0 PLANNING UNITS																										
5.1 PLANNED COMMUNITY																										
5.2 PLANNING RESERVE																										
6.0 OTHER																										
6.1 RESOURCE PRODUCTION																										

Figure 4-1

section 5
amending the
general plan



5.0

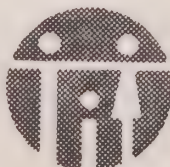
AMENDING THE GENERAL PLAN

The General Plan of the City of Huntington Beach provides for anticipated development through 1990. As a result, the General Plan must be able to respond to the changing wants and needs of City residents as well as to the changing environment within which the City exists. With this in mind, a General Plan Amendment procedure has been developed to enable the City to respond to the needs of the community and the larger environment. In specific terms, the Amendment procedure establishes a mechanism for periodically incorporating citizen comment into the General Plan, the City's comprehensive directive for the future.

5.1 General Plan Amendment Procedure

California Government Code (Title 7, Article 6) establishes minimum requirements for the adoption and amendment of the General Plan. In line with the State requirements, a General Plan Amendment procedure for the City of Huntington Beach has been developed. The procedure is illustrated in Figure 5-1 and described in the paragraphs which follow:

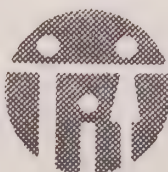
1. Initial Contact - Applicant contacts the Planning Department to indicate desire to have General Plan Amendment or zone change initiated. Planning Staff arranges pre-application meeting with applicant.



2. Pre-Application Meeting - Planning Staff and applicant discuss applicant's request. Planning Staff explains procedure for filing General Plan Amendment/Zone Change petition and informs applicant of necessary forms and filing fees. Planning Staff also explains amendment process to applicant and answers any questions. Planning Staff will advise applicant as to consistency of the proposal with the General Plan. Further, with the applicant's concurrence the Planning Staff may submit its recommendations concerning consistency of the proposal to the Planning Commission prior to processing the applicant's proposal. The Planning Commission may then determine the issue of consistency. With the benefit of a consistency finding the applicant may then choose to file a zone change request or a General Plan Amendment.
3. Filing of Application -Applicant files petition for General Plan Amendment/Zone Change and preliminary Environmental Description forms. Filing fees for General Plan Amendment requests and accompanying Environmental Description forms shall be by City Council resolution. Fees for zone change requests and environmental forms shall be as specified in Section 9864 of the Huntington Beach Ordinance Code.

5.1.1 General Plan Amendment

4. General Plan Amendment Study - Planning Staff initiates General Plan Amendment study after receiving all General Plan Amendment petitions. The study is to be carried out within the four week period following the prescribed cut-off date for applications.
- 4A. Environmental Assessment - Planning Staff initiates study of environmental impacts of General Plan Amendment/Zone Change requests.
5. Planning Commission Study Session - Planning Commission holds study session at which time Planning Department presents preliminary analysis and recommendations regarding General Plan Amendment requests.



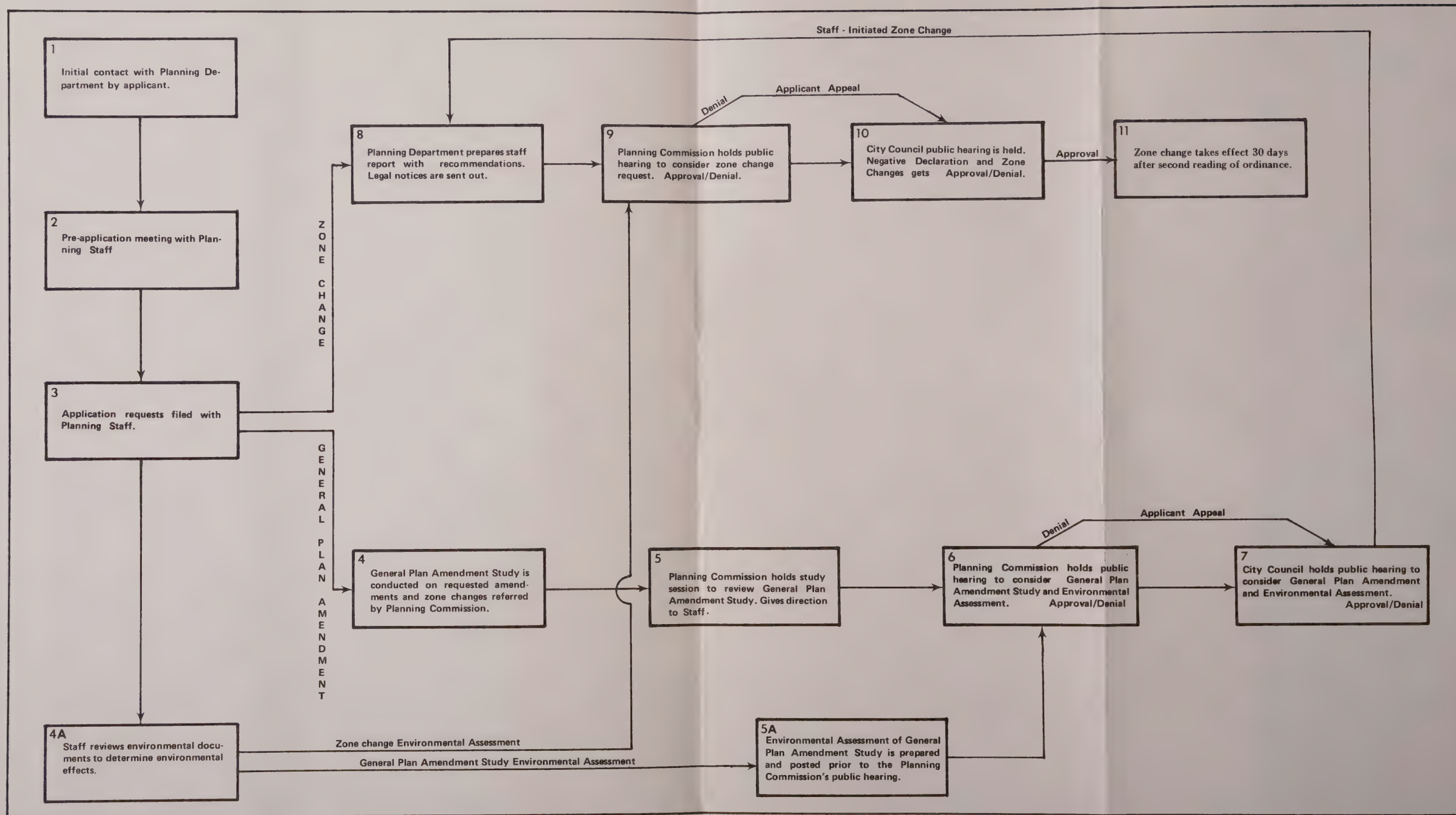


Figure 5-1

5A. General Plan Amendment Environmental Assessment - Planning Staff analyzes environmental impacts of each General Plan Amendment request employing the preliminary Environmental Description form filed by each applicant. Once completed, the Environmental Assessment on the General Plan Amendment requests is forwarded to the Planning Commission for consideration during a public hearing.

6. Planning Commission Public Hearing - General Plan Amendment and Environmental Assessment goes before the Planning Commission for public hearing. Planning Commission may recommend approval or conditional approval, in whole or in part, or denial after receiving public comment at the hearing. Notice of the time and place of hearing is to be published at least ten calendar days before the hearing in a newspaper of general circulation published and circulated in the City.

If a General Plan Amendment request is recommended for denial by the Planning Commission, applicant has ten days to file an appeal with the City Clerk for City Council consideration. Filing fees for appeals on General Plan Amendment requests shall be established by City Council resolution. Fees for appeals on Zone Change requests shall be as specified in Section 9883 of the Huntington Beach Ordinance Code.

7. City Council Public Hearing - City Council holds a public hearing to receive public comment concerning the General Plan Amendment study and Environmental Assessment. Notice of the time and place of the public hearing is to be published according to the same guidelines specified for Planning Commission public hearings. At the public hearing, the City Council may approve or conditionally approve (by resolution), or deny the General Plan Amendment study and Environmental Assessment.

5.1.2 Staff-Initiated Zone Change

Once the City Council adopts the General Plan Amendment study, the Planning Staff initiates a zone change for each amendment request within a reasonable period of time following adoption. The procedure for a staff-initiated zone change is illustrated in Figure 5-1 (Steps 1-3 and 8-11 and described in the paragraphs which follow.

8. Staff Report - Planning Department prepares a staff report analyzing zone change request and setting



forth staff recommendations. Notice of a public hearing is published by Staff at least ten days prior to the hearing.

9. Planning Commission Public Hearing - Planning Commission holds public hearing to receive public comment on Zone Change request. Planning Commission may approve or conditionally approve or deny Zone Change request. Planning Commission also acts on Environmental Assessment at the same time.
10. City Council Public Hearing - City Council holds public hearing to permit public comment on zone change requests. City Council may approve or conditionally approve (by ordinance), or deny Zone Change request. City Council also acts on Environmental Assessment at the same time.
11. Effective Date - Zone Change request becomes effective thrity days after the second reading of the ordinance approving the zone change.

5.2 Timing of General Plan Amendments

The General Plan Amendment process will be conducted by Planning Department Staff three times each calendar year. (State law dictates that mandatory elements of the General Plan cannot be amended more frequently that three times during any calendar year.)

The timing of amendments and deadlines for amendment applications are to be established by resolution of the Planning Commission at the beginning of each calendar year.

A General Plan Amendment will require approximately 15 weeks to process. Staff initiated zone changes resulting from City Council approval of a General Plan Amendment may be initiated two weeks after adoption by the City Council of the General Plan Amendment.





HUNTINGTON BEACH PLANNING DEPARTMENT

Participating Staff

Edward Selich	Planning Director
Monica Florian	Senior Planner
Bryan Austin	Associate Planner
Emilie Johnson	Associate Planner
Savoy Bellavia	Assistant Planner
Al Montes	Assistant Planner
Tom Moseley	Assistant Planner
Rich Barnard	Assistant Planner
Chuck Clark	Planning Aide
Bill Holman	Planning Aide
George Ermin	Planning Draftsman
Bob Sigmon	Planning Draftsman
Alan Lee	Planning Draftsman
June Allen	Administrative Secretary
Gisela Campagne	Secretary
Doris Ferguson	Secretary
Susan Pierce	Secretary-Typist

OTHER PARTICIPATING CITY DEPARTMENTS

- Administration
- Building and Community Development
- Finance
- Fire
- Public Works

GENERAL PLAN CONSULTANTS

- Herman Kimmel and Associates, Inc.
- JHK and Associates
- Leighton-Yen and Associates
- Urban Projects, Inc.
- Wyle Laboratories

